Karen Johnson Davidson County
Batch# 686542 DEEDWARR
07/29/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20210729-0102248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of July, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

2021-1904-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joshua Sean Bolian and Amy Elizabeth Bolian 1717 Nottingham Place Nashville, TN 37221	OWNER	Map/Parcel 142-16-0A-119-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Griffith and and wife, Lauren Griffith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Joshua Sean Bolian and Amy Elizabeth Bolian, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and Being Lot No. 119 on the Phase Three of Devon Park, as of record in Plat Book 6900, Page 52, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete and accurate description of the subject property.

Being the same property conveyed to Joshua Griffith and wife, Lauren Griffith, by Warranty Deed from Mary M. Wester, a single person, of record in Instrument No. 20180831-0086775, in the Register's Office of Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 2018.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1717 Nottingham Place, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 26 day of July, 2021:

Joshua Griffith

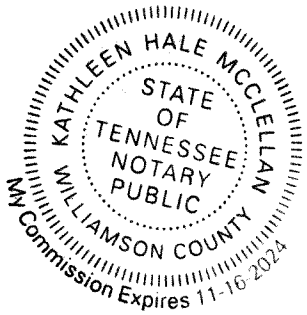
Lauren Griffith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of July, 2021, before me personally appeared Joshua Griffith and Lauren Griffith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of July, 2021.

Notary Signature
My commission expires: 11/16/2024



Return to:
Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1576

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/26/21.

Kimberly Hollingshead, Esq.

7/26/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of July, 2021.

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025