WARRANTY DEED

Karen Johnson Davidson County
Batch# 692684 **DEEDWARR**
08/09/2021 08:13:59 AM 2 pgs
Fees: $13.00 Taxes: $1,306.10

20210809-0106579

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **353,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
6th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 2/26/24
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmey Griffith and Rebecca Griffith		
2565 Stinson Road	**Same as Owner**	**08416003600**
Nashville, TN 37214	11700 Couch Mill Rd	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Knoxville TN 37932	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Perry Forrest Fletcher and Paula Elaine Fletcher,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jimmey Griffith and Rebecca Griffith, Husband and Wife,**HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 2565 Stinson Road, Nashville, Nashville, TN 37214. Said property is being described as follows:

A Certain tract or parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

Being all of Lot No. 6, on the Map of Hargis Heights, as of record in Plat Book 974, Page 82, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Perry Forrest Fletcher and Paula Elaine Fletcher by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development dated 12/29/2011 and filed for record on 12/30/2011 of record in Instrument No. 20111230-0102042 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **2565 Stinson Road, Nashville, TN 37214**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness our hands this 6th day of August, 2021.

Perry Forrest Fletcher

Paula Elaine Fletcher

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Perry Forrest Fletcher and Paula Elaine Fletcher** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2021.

Commission Expires: 3/1/25

Notary Public

TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY