39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 694950 DEEDWARR
08/11/2021 01:11:34 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210811-0108467

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

21004222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Presser, Sharon Ann Presser and Harvey Dale Presser	CapStar Bank	
(NAME)	(NAME)	
109 Colemont Court	2002 Richard Jones #300A	162 02 0 176.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Bobby J. Griggs and Harriett E. Griggs, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Presser, a single woman, and Sharon Ann Presser and Harvey Dale Presser, wife and husband, as joint tenants with right of survivorship,** 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:

Being all of Lot No. 211 on the plan of Colewood Acres, Section 3 of record in Plat Book 4175, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 211 fronts 84.03 feet on the southwesterly margin of Colemont Court and extends back 220.4 feet on the northwesterly line and 196.5 feet on the southeasterly line to a line in the rear on which it measures 74.3 feet.

Being all of the same property conveyed to Bobby J. Griggs and wife, Harriett E. Griggs by Quitclaim Deed dated May 16, 1994 from George Harrison Perkins, of record in Book 9374, Page 922, Register's Office for Davidson County, Tennessee. George Harrison Perkins who held a life estate interest has since died on April 8, 1998.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been proed and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **109 Colemont Court, Antioch, Tennessee 37013**

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 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 10th day of August, 2021.

Bobby J. Griggs

Harriett E. Griggs

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby J. Griggs and Harriett E. Griggs, 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 at Smyrna, Tennessee this 10th day of August, 2021.

Commission expires: 2-22-25

Heather Lee
Notary Public

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167