FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **248,100.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/27/2021** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Karen Johnson Davidson County
Batch# 709632 DEEDWARR
09/03/2021 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $917.97
20210903-0118651

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4079

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Griffiths and Christopher Griffiths	New Owner	**150-02-0-452.00**
(NAME) **1107 Mary Evelyn Court**	(NAME)	
(ADDRESS) **Nashville, TN, 37217**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Suzanne M. Clark, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Ann Griffiths and Christopher Griffiths, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 150-B Plan of Zone Lot Division, Harbor Gate Subdivision, Section Two, Lots 148 thru 154, as shown on plat of record in Plat Book 6250, Page 33, as amended in Plat Book 6900, Page 251, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Suzanne M. Clark by Deed dated March 16, 2012 from Stephen Eric Moore, recorded July 13, 2012, in Instrument Number 20120713-0061770, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1107 Mary Evelyn Court, Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **August, 2021**.

Suzanne M. Clark

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Suzanne M. Clark**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **27th** day of **August, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/27/2021.

Affiant Signature

8/31/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON