Karen Johnson Davidson County
Batch# 733883 DEEDWARR
10/11/2021 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $536.50
20211011-0136662

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215895

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$145,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of September, 2021.

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2021, among:

SANDRA MARYLAND GRIFFEY AND JEFFREY MARYLAND AND SHELIA HASTING AND DEBORAH DONALDSON AND VANDOLYN SMITH AND GLORYA MARYLAND AND JAMAL MARYLAND AND JANINE MARYLAND AND JOHN MARYLAND AND JENNIFER MARYLAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

VIRGIL FINANCIAL LLC

a Tennessee Limited Liability, its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 354 of Block 22 on the map of the subdivision of Herrernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following:
Beginning at a point in the easterly margin of 28th Avenue, said point being the common corner between Lots 354 and 355 of Block 22 in the Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee; thence with the easterly margin of 28th Avenue and the westerly boundary of said Lot 354, N 9 degrees 39 minutes 16 seconds W 50 feet to a point, said point being the common corner between Lots 353 and 354 in the aforesaid subdivision; thence with the common line between said Lots 353 and 354, N 80 degrees 22 minutes 02 seconds E 14.90 feet to a point; said point being on an arc with a radius of 241 feet and being concave to the east; thence southerly along said arc, curving to the left, 50.33 feet to a point in the common line between said Lots 354 and 355; thence with the common line between said Lots 354 and 355; S 80 degrees 22 minutes 02 seconds W 10.02 feet to the point of beginning.

BEING the same property conveyed to James R. Miller by Warranty Deed from Cora Lee Keith dated October 28, 1988 and filed of record in Book 7691, page 454, Register's Office for Davidson County, Tennessee. James Miller a/k/a James Ronnie Miller having died intestate on or about January 1, 2004 devising subject property to Sandra Maryland Griffey, Jeffery Maryland, Sheila Hasting, Deborah Donaldson, Dandolyn Smith, Glorya Maryland, Jamal Maryland, Janine Maryland, John Maryland and Jennifer Maryland as evidenced by Affidavit of Heirship of record in Instrument No. 2009112-0104547, said Register's Office.

Being also known as 916 28th Avenue North, Nashville, TN 37208

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sandra Maryland Griffey by Vandolyn Smith as attorney in Fact
Sandra Maryland Griffey by Vandolyn Smith as attorney in Fact

Vandolyn Smith
Vandolyn Smith

Jeffrey Maryland by Vandolyn Smith as attorney in Fact
Jeffrey Maryland by Vandolyn Smith as attorney in Fact

Shelia Hasting by Vandolyn Smith as attorney in Fact
Shelia Hasting by Vandolyn Smith as attorney in Fact

Deborah Donaldson by Vandolyn Smith as attorney in Fact
Deborah Donaldson by Vandolyn Smith as attorney in Fact

Glorya Maryland by Vandolyn Smith as attorney in Fact
Glorya Maryland by Vandolyn Smith as attorney in Fact

Janine Maryland
Janine Maryland

Jamal Maryland by Janine Maryland as attorney in Fact
Jamal Maryland by Janine Maryland as attorney in Fact

John Maryland by Janine Maryland as attorney in Fact
John Maryland by Janine Maryland as attorney in Fact

Jennifer Maryland by Janine Maryland as attorney in Fact
Jennifer Maryland by Janine Maryland as attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Vandolyn Smith as individual and as attorney in fact for Sandra Maryland Griffey, Jeffrey Maryland, Shelia Hasting, Deborah Donaldson and Glorya Maryland. Janine Maryland as individual and as attorney in fact for Jamal Maryland, John Maryland, and Jennifer Maryland, the within named 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 30th day of September, 2021.

Notary Public
My Commission Expires: 11/19/23

ROBYN L MCCORMACK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

Owner Name & Property Address:
Name: **Virgil Financial LLC**
Address: **916 28th Avenue North**
City, State, Zip: **Nashville, TN 37208**

Responsible Party For Taxes:
Name: **Virgil Financial LLC**
Address: **3943 CROUCH DR**
City, State, Zip: **NASHVILLE, TN 37207**

Tax ID: 092-06-0-132.00

Certificate of Authenticity

I, Nick Harris, 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 9-30-2021.

Date

Affiant Signature

9-30-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON