Name and Address of New Owner:
Wyatt Steel Licht and Maxmillian Licht
1622 16th Avenue North
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 741889 DEEDWARR
10/22/2021 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20211022-0142357

Send Tax Bills To:

Wyatt Steel Licht and Maxmillian Licht
1622 16th Ave N
Nashville, TN 37208

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-11-0-360.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christian Griffiths and Melissa Griffiths, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wyatt Steel Licht and Maxmillian Licht, joint tenancy with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the North 1/2 of Lot No. 301 on the Map of D.T. McGavock & Others Addition, of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the easterly side of 16th Avenue North and runs back between parallel lines, parallel to and 200 feet south of Wheeless Street, 170 feet to an alley.

Being the same property conveyed to Christian Griffiths and Melissa Griffiths, husband and wife, by Warranty Deed from JRG Properties LLC, a Tennessee limited liability company, of record in Instrument No. 20190513-0044844 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 13, 2019. (Value of consideration shown in aforementioned deed $235,000.00.)

Being also known as 1622 16th Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2021.

_____(SEAL)
Christian Griffiths

Melissa C. Griffiths (SEAL)
Melissa Griffiths

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christian Griffiths and Melissa Griffiths, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 7th day of October, 2021.

_____
Notary Public
My commission expires: 1-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
7th day of October, 2021.

_____
Notary Public
My commission expires: 4/26/25

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. ST-21-289

Certificate of Authenticity

I, Emily Manno, 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 10/7/21.

Date

Affiant Signature

10/7/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON