Karen Johnson Davidson County
Batch# 783331 DEEDWARR
01/03/2022 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20220103-0000643

Warranty Deed

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $865,000.00 Affiant Subscribed and sworn to before me, this the 29th day of October, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Johnston	New Owner(s)	061 11 0 208.00
1113 Riverwood Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAREY GALYEAN AND REBECCA GRIGGS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW JOHNSTON, AN UNMARRIED MAN**, 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 No. 115 on the Map of Eastdale Place, a Subdivision of Part of Lot No. 4, as of record in Plat Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cindy Lenahan and husband, Jude T. Lenahan, by Warranty Deed from Wallace D. Robinson and Rosemary Robinson, husband and wife, of record in Instrument No. 20040505-0051475, in the Register's Office of Davidson County, Tennessee, dated April 28, 2004 and recorded on May 05, 2004. The said Cindy Lenahan is now deceased.

Being the same property conveyed to Carey Galyean, and Rebecca Griggs, husband and wife, by Warranty Deed from Jude T. Lenahan, of record in Instrument No. 20201102-0127447, in the Register's Office of Davidson County, Tennessee, dated October 28, 2020 and recorded on November 02, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1113 Riverwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2021.

Carey Galyean

Rebecca Griggs

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 Carey Galyean and Rebecca Griggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BAUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.29.21 (date of document).

Connie Taylor
Affiant Signature

10.29.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

