WARRANTY DEED

Karen Johnson Davidson County
Batch# 815237 DEEDWARR
03/03/2022 02:50:32 PM 2 pgs
Fees: $13.00 Taxes: $3,404.00

20220303-0024583

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlie Hampton Griffin Trust	David Brooks Griffin	091074G001.00
(NAME)	(NAME)	
4800A Kentucky Avenue	413 West Hillwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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 **Steven N. Hordos and Kaila Hordos, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto David Brooks Griffin, Trustee of the Carlie Hampton Griffin Trust,** hereinafter called the GRANTEE(S), his/her/their 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 Unit A as shown on Exhibit "B" on the Declarations of Covenants, Conditions and Restrictions for 4800 Kentucky Avenue Homes, A Horizontal Property Regime with Private Elements of record in Instrument No. 20161025-0112718, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven N. Hordos, married by Warranty Deed from P & P Development LLC, dated 05/08/2017 and recorded 05/09/2017, of record in Instrument 201705090045890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 201610250112718, Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 201612200133708, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4800A Kentucky Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 1st day of March 2022

Steven N. Hordos

Kaila Hordos

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven N. Hordos and Kaila Hordos the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of March, 2022.

Notary Public:

My Commission Expires: July 24, 2023

July 24, 2023

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027