Karen Johnson Davidson County
Batch# 816329 DEEDWARR
03/07/2022 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.32
20220307-0025443

WARRANTY DEED

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES 03/03/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FIFTY THOUSAND EIGHTY SEVEN AND 00/100 (350,087.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES 03/03/2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Kimberly Koon (NAME)	SWBC Mortgage NEW OWNER'S (NAME)	**061 16 0 249.00**
1246 Ardee Avenue Nashville, TN 37216 (ADDRESS)	938 San Pedro Ave, #100 San Antonio, TX 78216 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of February, 2022, the undersigned, **ERIN GREY GRIFFIN, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KIMBERLY KOON, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **1246 Ardee Avenue, Nashville, TN 37216** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 and Easterly one half of Lot No. 22, of Block "D" on the Plan of Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, Pages 56 and Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly one half of Lot No. 22 fronts 25 feet on the Southerly side of Ardee Avenue and runs back between parallel lines 140 feet to an easement.

Being the same property conveyed to Erin Grey Griffin, a single person, by Warranty Deed from Girl Tribe Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200813-0090418, in the Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on August 13, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of February, 2022.

GRANTOR: Erin Grey Griffin

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Erin Grey Griffin**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of February, 2022.

See attached
California Acknowledgment

Notary Public

My Commission Expires

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 02/16/2022 before me, Xochitl M. Perez, Notary Public
(insert name and title of the officer)

personally appeared Erin Grey Griffin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

XOCHITL M. PEREZ
Notary Public - California
Los Angeles County
Commission # 2331887
My Comm. Expires Aug 18, 2024

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/24/2022 ____ (date of document).

Affiant Signature

02/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025