WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 762,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2022.

Karen Elaine Kopittke
Notary Public

COMMISSION EXPIRES: 1-15-2026

KAREN ELAINE KOPITTKE
Notary Public - California
Los Angeles County
Commission # 2390868
My Comm. Expires Jan 15, 2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 836347 DEEDWARR
04/08/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,819.40
20220408-0040920

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Raymond Graham	New Owner	171 03 0A 169.00
(NAME)	(NAME)	
1309 Fort Sumter Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dianne G. Griffith, a widow,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Raymond Graham, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 65 on the plan of section 6B, Fredericksburg, of record in Book 7900, page 509 and in Book 9700, page 151 and Instrument No. 20111005-0077261, Register's Office for said County, to which record reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerry Lynn Griffith and Dianne G. Griffith, husband and wife in Warranty Deed from Sherry U. Johnson, an unmarried woman, and now known as Sherry U'Sellis dated 09/14/2015 and recorded 09/22/2015 in Instrument Number 20150922-0096394 in the official records of Davidson County Recording Office. The said Jerry Lynn Griffith having since died on June 13, 2020 leaving his wife, Dianne G. Griffith as the surviving tenant by the entirety.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1309 Fort Sumter Place (House Number) (Street) | (P.O. Address) | Brentwood, TN (City or Town) | 37027 (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 GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors and 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.

Witness our hands this 24th day of March, 2022.

Dianne G. Griffith

Dianne G. Griffith

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Dianne G. Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2022.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Shannon Philbin

Commission Expires: _____

True Copy Certification

I, **Kaz Arbogast,** 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 this the 25th day of March, 2022.

Affiant Signature
Date 03/25/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 03-07-2023

