Karen Johnson Davidson County
Batch# 850144 DEEDWARR
05/03/2022 02:44:07 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20220503-0051439

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **640,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/27/2022** Notary Public MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BW-22-3109

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4394

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brainworks Homes, LLC	New Owner	**072 06 0 141.00**
(NAME)	(NAME)	
~~3109 Gallatin Pike~~ 1334 Cardinal Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy Griggs, Carlton Griggs, and Alvin Griggs,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brainworks Homes, LLC, a Tennessee Limited Liability Company,** 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 a part of Lot No. 2 on the corrected plan of E.J. Childers' Subdivision of the J.H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County, described as follows:

Beginning on the westerly margin of the Gallatin Pike, at the southeast corner of the property conveyed to J.J. Preston by deed from H.A. Carrier, Trustee, of record in Book 1315, Page 155, said Register's Office, said point being 100 feet south of the southerly margin of Elvira Avenue; thence with said Pike southwardly 50 feet to the northeast corner of the property conveyed to G.L. Campbell and wife, by deed from Bransford Realty Company, of record in Book 1108, Page 40, said Register's Office; thence with said Campbell's northerly line westwardly 142 1/2 feet, more or less, to the easterly line of Lot No. 4; thence with said line northwardly 45 feet to the southwest corner of said Preston property; thence with the southerly line of same eastwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to Timothy Griggs, 1/3 undivided interest, Carlton Griggs, 1/3 undivided interest, and Alvin Griggs, 1/3 undivided interest by Deed dated February 28, 2014 from Timothy Griggs and wife, Michelle Griggs, recorded August 13, 2015, in Instrument Number 20150813-0081050, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3109 Gallatin Pike, Nashville, TN 37216**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **April, 2022.**

Timothy Griggs

Carlton Griggs

Carlton Griggs

Alvin Griggs

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Timothy Griggs, Carlton Griggs, and Alvin Griggs**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **27th** day of **April, 2022.**

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY