Karen Johnson Davidson County
Batch# 864597 DEEDWARR
05/31/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $562.40
20220531-0062246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-09-2025

(AFFIX SEAL)

THERESA C. RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Gribbins and wife, Charlotte Gribbins	LARRY GRIBBINS (NAME)	MAP 47; PARCEL 33
4857 Sulphur Creek Rd (ADDRESS)	2339 HWY 25W (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	CORRYTOWN, TN 37048 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of David Eugene Grisham, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry Gribbins and wife, Charlotte Gribbins, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the southerly margin of Sulphur Creek Road, bounded on the east by the Charles S. Riddle, III property as of record in Instrument No 2001100300107582 – R.O.D.C. TN, bounded on the south by the James Biggs property as of record in Deed book 6824, Page 629 R.O.D.C., TN and on the west by the H.J. Winfrey property as a record in Deed Book 1733, page 607-R.O.D.C. ,TN, and being more particularly described as follows:

Beginning at an existing iron pin, said pin being in the southerly margin of Sulphur Creek Road and being in the most northwesterly corner of the Charles S. Riddle, III, property as of record in Instrument No. 2011003010107582-R.O.D.C., TN;

Thence, a common line with the Charles S. Riddle, III, property as of record an Instrument No. 2001100301301075 82-R.O.D.C.,TN, south 80 degrees 13 minutes 06 seconds east, 188.50 feet to an existing content create monument;

Thence, continuing with said property, south 3 degrees 38 minutes 33 seconds east, 519.57 feet to an existing concrete monument;

Thence, a common line with the James Biggs property as of record in Deed Book 6824, Page 629 – R.O.D.C., TN, north 89 degrees 38 minutes 33 seconds west, 390.59 feet to an existing cedar fence post;

Thence, a common line with the H.J. Winfrey property as of record in Deed Book 1733, Page 607 - R. O. D. C., TN north 61degrees 11 minutes 00 seconds west, 467.02 feet to an iron pen (set);

Thence, with the southerly margin of Sulphur Creek Road, north 61 degrees 56 minutes 06 seconds east, 128. 23 feet to an iron pin (set) and the beginning of a curve to the right;

Thence, with said curve, having a central angle of 3 degrees 21 minutes 00 seconds, a radius of 2,467.00 feet, a length of 144.24 feet, and a chord bearing and distance of north 63 degrees 36 minutes 36 seconds east, 144.22 feet to an iron pin (set);

Thence north 65 degrees 17 minutes 06 seconds east, 10.81 feet to an iron pin (set) and the beginning of a curve to the left:

Thence, with said curve, having a central angle of 7 degrees 53 minutes 58 seconds, a radius of 2,100.00 feet, a length of 289.53 feet, and a chord bearing and distance of North 61 degrees 20 minutes 07 seconds east, 289.30 feet to an iron pin (set), and the beginning of a curve to the left;

Thence, with said curve having a central angle of 03 degrees 57 minutes 04 seconds, a radius of 1,351.27 feet, a length of 93.18 feet, and a chord bearing and distance of north 53 degrees 36 minutes 30 seconds east, 93.16 feet to the point of beginning.

WARRANTY DEED
(Continued)

Containing 280,708 square feet or 6.444 acres, more or less pursuant to a survey prepared by Thorton & Associates dated November 7, 2002.

Being the same property conveyed to David E. Grisham by Installment Deed from Lloyd Potts and wife Jamie Potts, of record in Instrument No. 2002115-0142148 in the Register's Office for Davidson County Tennessee. David E. Grisham died, unmarried and testate, on May 11, 2021 and by Will directed the property to pass to the Personal Representative and to be treated as an asset of the Estate. By Order entered 8/17/2021 by the Seventh Circuit Court for Davidson County, Tennessee, Case 21P1336, the said Will was admitted to probate and Mark Grisham was appointed Executor. By subsequent orders entered 4/1/2022 and 4/29/2022, said court approved the within transaction permitting Mark Grisham to purchase said property and to cause title to be delivered as set out herein.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4857 Sulphur Creek Rd, Nashville, TN 37218
(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 GRANTEES, their heirs 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 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 my/our hand(s) this 24th day of May, 2022.

Estate of David Eugene Grisham

BY: _____
Mark Grisham, Executor

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Grisham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Executor of the Estate of David Eugene Grisham, Deceased, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 24 day of May 2022.

_____
Notary Public

My Commission Expires: 7/24/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 24TH day of MAY, 2022.

Date: 05-25-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 25TH day of MAY, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY