This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$230,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226989	Affiant Sworn to and subscribed before me this 18th day of May, 2022. Notary Public My Commission Expires: 3.7.23
After Recording Return To The Above.	

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 03-07-2023

WARRANTY DEED

THIS INDENTURE, made this 18th day of May, 2022, among:

NATHAN GRIFFIN, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DENISE G. MOODY
Unmarried Woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch# 865320 DEEDWARR
05/31/2022 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20220531-0062798

Land in Davidson County, Tennessee, being Unit No. 220 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040210-0016203, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nathan Griffin, unmarried by deed from Servet Alcin and Meral Alcin, Trustees of The Alcin Family Trust dated May 30, 2001, dated March 12, 2010, of record in Instrument No. 20100315-0019493, Register's Office for Davidson County, Tennessee.

Being also known as 3030 Ned Shelton Road, #220, Nashville, TN 37217.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

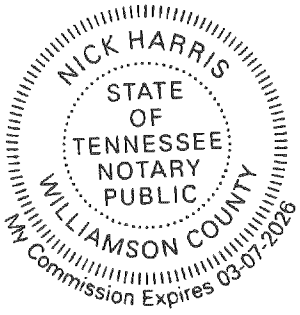
Nathan Griffin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nathan Griffin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2022.

Notary Public
My Commission Expires:_____



Owner Name & Property Address:

Name: Denise G. Moody
Address: 3030 Ned Shelton Road, #220
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Denise G. Moody
Address: 4037 General Montfw LN
City, State, Zip: Franklin TN 37064

Tax ID: 135-8B-047.00

Certificate of Authenticity

I, Nick Harris, 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 5/18/2022.

Date

Affiant Signature

5/18/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of May, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY