Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1224

Karen Johnson Davidson County
Batch# 876322 DEEDWARR
06/23/2022 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220623-0071866

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin Smith and Jesse G. Smith, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Joseph Griffin, unmarried man and Brian Patrick Griffin, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By- Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kevin Smith, an unmarried man by Warranty deed from Craighead Development LLC, a Tennessee limited liability company of record in Instrument No. 20080326-0030185 Register's Office for Davidson County, Tennessee, dated March 20, 2008 and recorded on March 26, 2008.

Being the same property conveyed to Kevin Smith and Jesse G. Smith, husband and wife as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Kevin Smith, a married man who acquired title as an unmarried man of record in Instrument No. 20180206-0012105 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on February 06, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 553 Rosedale Avenue #104, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Thomas Joseph Griffin
553 Rosedale Avenue #104
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
Studio Bank
124 12th Ave. S. Ste. 400
Nashville, TN 37203

TAX MAP-PARCEL #:
118-04-0B-104.00

WITNESS THE EXECUTION HEREOF this 15th day of June, 2022.

Kevin Smith

Jesse G. Smith

State of Tennessee
County of Davidson

On this 15th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin Smith and Jesse G. Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of June, 2022.

Notary Public

My Commission Expires: 4/23/2025

Crystal Johnson Notary Public State of Tennessee Sumner County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 6/15/22 (date of document).

Affiant Signature

6/17/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

202206230071866