Name and Address of New Owner:
GGI Home Buyers, LLC
216 Rowlette Circle
Murfreesboro TN 37127

Send Tax Statements To:
SAME AS NEW OWNER

Karen Johnson Davidson County
Batch# 879677 DEEDWARR
06/28/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20220628-0074625

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22051058

Map and Parcel: 133 13 0 0161.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karin A Roach, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GGI Home Buyers, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its 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, and being all of Lot No. 91, Plan of Abbay Hall, Section I, according to survey and plat of same appearing of record in Book 2331, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No. 91, which is a corner lot, fronts 149.3 feet on the southerly margin of Trousdale Drive, also known as Elysian Fields Road and fronts 124.0 feet on the westerly margin of Danby Drive, said frontage being joined by a curve having a length of 39.4 feet, and extends back 145.0 feet on the westerly line and 173.6 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Kelly D. Roach and Karin A. Roach, husband and wife by Warranty Deed flied for record on February 3, 2005 in Instrument Number 20050203-0013003, of the Register's Office of Rutherford County, Tennessee. The said Kelly D. Roach died on February 25, 2016, leaving Karin A. Roach as the surviving tenant by the entirety.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Abbay Hall Subdivision of record in Book 2345, page 514 and Book 2393, page 627; All matters as set forth per plat of record in Book 2331, page 18, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 537 Elysian Fields Road, 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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 21st day of June, 2022.

Karin A Roach

State of Tennessee

County of Rutherford

Personally appeared before me, Karin A Roach with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st of June, 2022.

Notary Public
My Commission Expires: 4.17.23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $326,000.00.

Affiant Signature

Subscribed and sworn to before me, this 21st day of June, 2022.

Notary Public
My Commission Expires: 4.17.23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Bridgette N. Anderson, do hereby make oath that I am 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 6/21/22 (date of document).

Affiant Signature

6/27/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of June, 2022

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY