WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___Day May 2022.

Notary Public

MY COMMISSION EXPIRES: 11-06-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B Alicia Griffin	New Owner	181-03-0A-117.00-CO
(NAME)	(NAME)	
6980 Calderwood Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 885157 DEEDWARR
07/06/2022 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220706-0078083

For and in 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, I/we **Bryan Keith Irvin and Georgina L. Chidlow-Irvin**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **B Alicia Griffin**, an unmarried woman hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 117 on the Plan of Section Five, Indian Creek Estates, a Planned Unit Development, of record in Instrument Number 20030424-0055115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Georgina Chidlow, unmarried by Warranty Deed from Jacqueline Johnson, unmarried, dated 07/10/2015 and recorded 07/24/2015, of record in Instrument 201507240073159, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Georgina L. Chidlow-Irvin and Bryan Keith Irvin by Quitclaim Deed from Georgina L. Chidlow-Irvin f/k/a Georgina Chidlow, dated 10/08/2020 and recorded 10/19/2020, of record in Instrument 202010190121634, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters shown on the plat of record in Plat Instrument 200304240055115, Covenants, conditions, easements and restrictions recorded in Book 10752, Page 553, and Supplemental Declarations recorded in Book 11708, Page 575, Instrument 200305090062505, Instrument 200501180006063 amended and or made applicable as recorded in Instrument 200007270074152, Supplemental and Amendment to Declarations recorded in Instrument 200605230060562, Cemetery Easement thereof as recorded in Book 5059, Page 374 and Book 6549, Page 403, Stormwater Detention Agreement recorded 12/19/1997 of record in Book 10729, Page 380, Charter of Indian Creek Homeowners Association, Inc, of record in Book 11031, Page 79, Quitclaim Deed to the Indian Creek Homeowners Association, Inc of record in Book 11033, Page 519, Rules and Regulations for Indian Creek Estates Homeowners Association recorded in

Instrument 202003040024117, By-laws of Indian Creek Estates ~~Home~~owners Association of record in Book 11033, Page 509 and Amendment of By-laws recorded in Instrument 200007270074153, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 6980 Calderwood Drive, Antioch, TN 37013

(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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 19 day May 2022 .

Bryan Keith Irvin by [signature] Attorney in Fact

Bryan Keith Irvin by Jimmie Hughes Attorney in Fact

Georgina L. Chidlow-Irvin by [signature] Attorney in fact

Georgina L. Chidlow-Irvin by Jimmie Hughes Attorney in Fact

State of Tennessee
County of Rutherford

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jimmie Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of , Georgina L Chidlow-Irvin and Bryan K Irvin, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 202207060078082

Witness my hand and Official seal this 19 day May 2022.

[signature]

Notary Public:

My Commission Expires: 1-13-2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ROSYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

Tennessee Certification of Electronic Document

I, Beth Turner 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 5/19/2022 (date of document).

Affiant Signature

7/6/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of July, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24