Karen Johnson Davidson County
Batch# 885180 DEEDWARR
07/07/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220707-0078113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JULY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/24

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2719LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Clarice Griffin	First Bank	
4411 Smokey Mountain Place	722 Columbia Ave	
Antioch, TN 37013	Franklin TN 37064	175 04 0A 013.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AARON A. ELLIOTT, TRUSTEE FOR JOHANNA MOIR ELLIOTT IRREV TRUST, WITH FULL POWER TO CONVEY AND/OR ENCUMBER WITHOUT JOINDER OF BENEFICIARY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARICE GRIFFIN, MARRIED WOMAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, being Unit 5-B on the Plan of Park Place Subdivision, Phase 1, of record in Plat Instrument No. 20010129-008516, and on Exhibit E to the Master Deed and By-Laws as set forth in Instrument No. 20010214-0014161 as re-recorded in Instrument No. 20010702-0069590 and as amended in Instrument No. 20011019-0114191 as re-recorded in Instrument No. 20011212-0136927, and further amended in Instrument No. 2011115-0089064, in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Aaron A. Elliott, Trustee for Johanna Moir Elliott Irrev Trust, with full power to convey and/or encumber without joinder of beneficiary, by Warranty Deed from Park Place Ventures, LLC, of record in Instrument No. 20011106-0121472, in the Register's Office of Davidson County, Tennessee, dated October 25, 2001 and recorded on November 06, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Park Place Subdivision, Phase 1, as recorded in Instrument No. 20010129-0008516. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Park Place Subdivision, A Planned Unit Development Condominium of record in Instrument No. 20010214-0014161 (re-recorded in Instrument No. 20010702-0069590), as amended by instrument(s) of record in Instrument No. 20011019-0114191 (re-recorded in Instrument No. 20011212-0136927) and Instrument No. 20111115-0089064; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement for Right of Way, recorded in Book 5897, Page 191. Easement for Sanitary Sewer, Drainage and Construction, recorded in Book 11491, Page 719 and Book 11539, Page 799. Easement for Subdivision Sign, recorded in Instrument No. 20070928-0115673 and Assignment of Easement recorded in Instrument No. 20071205-0140722. Stormwater Detention Agreement as set forth in instrument recorded in Book 11672, Page 447.

This is Improved property known as 4411 Smokey Mountain Place, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 5th day of July, 2022.

The Johanna Moir Elliott Irrev Trust, with full power to convey and/or encumber without joinder of beneficiary

X BY: _____

Aaron A. Elliott, Trustee

STATE OF NEW YORK

COUNTY OF NEW YORK

Personally appeared before me, a Notary Public of said County and State, AARON A. ELLIOTT, TRUSTEE FOR JOHANNA MOIR ELLIOTT IRREV TRUST, WITH FULL POWER TO CONVEY AND/OR ENCUMBER WITHOUT JOINDER OF BENEFICIARY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NEW YORK (city), N.Y. (state) this 5th day of July, 2022.

_____

Notary Public

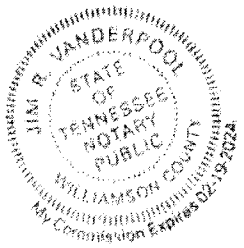
My Commission Expires: 06.06.2025

* Stamp *

CHRISTOPHER BELICH
My Comm. Exp. 06-06-2025
NOTARY PUBLIC
No. #01BE6128056
QUEENS COUNTY, STATE OF NEW YORK

I Lisa Allard, 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 July 6, 2022.

Lisa Allard, Affiant July 6, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 6, 2022.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024