Karen Johnson Davidson County
Batch# 889454 DEEDWARR
07/15/2022 10:40:23 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220715-0081402

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Jason M. Haney and Macy L. Ball
5521 Knob Road
Nashville, TN 37209

SEND TAX BILLS TO
New Owner

MAP/PARCEL
103060N00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRITTNEY T. GRIFFITH AND PATRICK J. GRIFFITH, WIFE AND HUSBAND** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **JASON M. HANEY AND MACY L. BALL, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Knob Road Cottages, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Knob Road Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200121-0007392, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to BRITTNEY T. GRIFFITH AND PATRICK J. GRIFFITH, WIFE AND HUSBAND, by deed from WILLIAM JOSEPH SMITH, II AND WIFE, PATRICIA S. SMITH, of record in Instrument No. 20190816-0082432, dated August 14, 2019, said Register's Office.

This is improved property known as: 5521 Knob Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 8th day of July, 2022.

BRITTNEY T. GRIFFITH

PATRICK J. GRIFFITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared BRITTNEY T. GRIFFITH AND PATRICK J. GRIFFITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 8th day of July, 2022.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,200,000.00.**

Affiant)

Sworn to and subscribed before me this 8th day of July, 2022.

Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-9-26