

State of Tennessee
County of Williamsom

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2022.

Notary Public

My commission expires: 2-19-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karen Lynn Griffin	**Pinnacle Bank**	129-11-0A-405.00
406 Siena Drive	**150 3rd Avenue South #1000**	
Nashville, TN 37205	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MARY ELIZABETH JONES, AS SUCCESSOR TRUSTEE OF THE MARY SUE JONES REVOCABLE TRUST DATED NOVEMBER 22, 2017

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KAREN LYNN GRIFFIN, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 405 on the Plan of First Revision Condominium Site Plat for Phase 1A of Lot No. 2 The Cloister at St. Henry of record in Plat Book 5200, page 656, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Cloister at St. Henry Phase 1A, a horizontal property regime established by Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149 and corrected in Book 6237, page 660 and The Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. Said Unit being depicted as Exhibit "C" to the aforementioned Master Deed and as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to MARY SUE JONES, UNMARRIED, by deed from CAROLA A. TWIGG, UNMARRIED AND JAMES A. RAMSEY AND WIFE, VICTORIA T. RAMSEY, of record in Instrument No. 20200706-0072365, dated July 2, 2020, said Register's Office. Being further conveyed to MARY SUE JONES, AS TRUSTEE OF THE MARY SUE JONES REVOCABLE TRUST DATED NOVEMBER 22, 2017, by quitclaim deed from MARY SUE JONES, UNMARRIED, of record in Instrument No. 20200811-0089041, dated August 5, 2020, said Register's Office.

MARY SUE JONES HAVING SINCE DIED, MARY ELIZABETH JONES IS SUCCESSOR TRUSTEE.

Karen Johnson Davidson County
Batch# 892617 DEEDWARR
07/22/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220722-0084293

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 405 Siena Drive, Nashville, TN 37205.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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/our hand(s) this 22nd day of July, 2022.

Mary Elizabeth Jones, Successor Trustee

MARY ELIZABETH JONES, AS SUCCESSOR TRUSTEE OF THE MARY SUE JONES REVOCABLE TRUST DATED NOVEMBER 22, 2017

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MARY EIZABETH JONES,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained by **MARY EIZABETH JONES, AS SUCCESSOR TRUSTEE OF THE MARY SUE JONES REVOCABLE TRUST DATED NOVEMBER 22, 2017.**

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Witness my hand, at office, this 22nd day of July, 2022.

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NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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 22, 2022.

Lisa Allard, Affiant July 22, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 22, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024