Name and Address of New Owner:
Emily Robinson
3000 Hillsboro PK 17
Nashville, TN 37215
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 908700 DEEDWARR
08/26/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220826-0096628

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 117 03 0A 017 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Caitlin Renee Griffith, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily Robinson,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 17, of the Versailles Apartments, a Horizontal Property Regime, which is located on the Plan of Versailles Condominium, as of record in Book 5050, Page 80, and Master Deed for Versailles Townhomes Homeowners' Association in Book 5168, Page 944, and to any Amendments thereto, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sophie Krefft, unmarried by Warranty deed from John A. Gholson, IV, unmarried of record in Instrument No. 20150708-0066078 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on July 08, 2015. (Value of consideration shown in aforementioned deed $246,000.00.)

Being the same property conveyed to Caitlin Renee Griffith, an unmarried woman, by Warranty Deed from Sophie Stein and Jonathan Tyler Stein, wife and husband, of record in Instrument No. 20200804-0086263 Register's Office for Davidson County, Tennessee, dated August 03, 2020 and recorded on August 04, 2020. (Value of consideration shown in aforementioned deed $263,000.00.)
Sophie Krefft has since been married and is now known as Sophie Stein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23 NLB CG ~~24th~~ day of August, 2022.

Caitlin Renee Griffith (SEAL)

NLB ALABAMA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ MADISON NLB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caitlin Renee Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23 NLB ~~24th~~ day of August, 2022.

MARTHA BISHOP
Notary Public
Alabama State at Large

Martha Bishop
Notary Public
My commission expires: JUNE 13, 2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Regina Sullo
(Affiant)

Sworn to and subscribed before me this
24th day of August, 2022.

Sharon Fernandez
Notary Public
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No. ST-22-515

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/23/22 (date of document).

Affiant Signature

8/25/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25th day of August, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

