WARRANTY DEED

Karen Johnson Davidson County
Batch# 912704 **DEEDWARR**
09/06/2022 10:56:24 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20220906-0099756

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

ORN TO BEFORE ME, THIS THE ___ DAY OF

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

File #22-DM-1622-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Nesius and Natalie Nesius		
(NAME)	(NAME)	
1622 23rd Ave North	New Owner	081 10 0 356.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CLANCY GRIGGS, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN NESIUS AND NATALIE NESIUS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 121 on the Plan of S. A. Champion's Subdivision, of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 121 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clancy Griggs, an unmarried man, by Warranty Deed from Brian Bandas and Timo 6, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200317-0029615, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

Allison Griggs, spouse of Clancy Griggs, is signing this Warranty Deed to release any marital interest she may have in the property.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S. A. Champion's Subdivision, as recorded in Plat Book 161, Page(s) 132.
*No coverage is provided as to the amount of acreage or square footage of the land.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1622 23rd Avenue North, Nashville, TN 37208**.

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), their heirs and 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), 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/our hand(s) this the 2nd day of September, 2022.

Clancy Griggs

Allison Griggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2022, before me personally appeared Clancy Griggs and Allison Griggs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204