WARRANTY DEED

Karen Johnson Davidson County
Batch# 922975 DEEDWARR
09/29/2022 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20220929-0107489

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,800,000.00.

Affiant

Subscribed and sworn to me on September 28th, 2022.

NOTARY PUBLIC

My Commission Expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36027

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas Griffin 117B 46th Avenue, North Nashville, TN 37209	SAME ADDRESS AS NEW OWNER	103-4-0U-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rick Blackburn and wife, Karen Blackburn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thomas Griffin, hereinafter called **"GRANTEE,"** his 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. B, on the plan of 117 46th Avenue Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191107-0114987, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rick Blackburn and wife, Karen Blackburn by Deed from Richland Builders Partners, LLC, a Tennessee limited liability company, of record at Instrument No. 20200701-0071583, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on the plat of record in Plat Book 332, page 104, in the Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5553, page 135 and Book 5553, page 138, in the Register's Office for Davidson County, Tennessee.
4. Matters shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 117 46th Avenue Townhomes, of record in Instrument No. 20191107-0114987, in the Register's Office for Davidson County, Tennessee.
5. All matters, including assessments, easements and rights of others contained in the Declaration of Covenants, Conditions and Restrictions for 117 46th Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20191107-0114987, in the Register's Office for Davidson County, Tennessee.
6. Grant of Easement of record in Book 5997, Page 32, in the Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance to Metropolitan Government of Nashville of record in Book 5569, Page 94, in the Register's Office for Davidson County, Tennessee.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 117B 46th Avenue, North, Nashville, TN 37209.

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 GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 27th day of September, 2022.

Rick Blackburn
Rick Blackburn

Karen S Blackburn
Karen Blackburn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 27, 2022, before me personally appeared Rick Blackburn and Karen Blackburn to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/27/22 (date of document).

Jennifer L. Pennell

9/29/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of September, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

