Karen Johnson Davidson County
Batch# 924607 DEEDWARR
10/03/2022 11:18:48 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00
20221003-0108715

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $770,000.00.

Affiant

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

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Patricia Zenobi	New Owner	New owner	
4525 SevenOaks Court			105-07-0G-001.00-CO
Westlake Village, CA 91361			

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Perry Griffin and Hayley Griffin f/k/a Haley Stone, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Patricia Zenobi, Trustee of the Patricia Zenobi Trust, dated June 30, 2017,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Declaration of Covenants, Conditions and Restrictions for Homes at 1314 Pillow Street, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B" of record in Instrument Number 20140123-0006518, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Perry Griffin, unmarried and Haley Stone, unmarried by Warranty deed from Urban Core Homes II, LLC, a Tennessee limited liability company and Foundation Development Group LLC, a Tennessee limited liability company of record in Instrument No. 20140721-0064186 Register's Office for Davidson County, Tennessee, dated July 16, 2014 and recorded on July 21, 2014.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book N, Page 241, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140123-0006518, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Partywall Agreement of record in Instrument Number 20140711-0061350, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29th day of September, 2022.

Perry Griffin

Haley Griffin f/k/a Haley Stone

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Perry Griffin and Hayley Griffin f/k/a Haley Stone, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of September, 2022.

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2/28/25