Karen Johnson Davidson County
Batch# 938021 DEEDWARR
11/04/2022 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20221104-0119160

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37403-10-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me this 4th day of November, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Griffin Family Enterprises, L.L.C. Brandon S. Sheriff 3817 Cross Creek Road Nashville TN 37215	Griffin Family Enterprises, L.L.C. Brandon S. Sheriff 3817 Cross Creek Road Nashville TN 37215	Map and Parcel No.: 11710004200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christian Pitts and wife Amy P. Pitts (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Griffin Family Enterprises, L.L.C., a Kentucky limited liability company, and Brandon S. Sheriff, as tenants in common (collectively, "Grantees")**, their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3817 Cross Creek Road, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 4th day of November, 2022.

GRANTORS:

Christian Pitts

Amy P. Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christian Pitts and Amy P. Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Woodmont Estate Number 2, of record in Book 1130, Page 99, Register's Office for said County, to which Plan Reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christian Pitts and spouse Amy P. Pitts by deed dated September 27, 2005 from Paul J. Yoder and spouse, Deborah K. Dodd Yoder of record in Instrument No. 20050928-0116359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. All matters appearing on the Plan of record as Book 1130, Page 99, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 1449, Page 61, amended in Book 1781, Page 56, Register's Office for Davidson County, Tennessee.
4. Easement for the flow of the waters of Sugar Tree Creek, and the rights of the public therein.
5. Rights of upper and lower riparian owners to the flow of the waters of the Sugar Tree Creek, free from diminution or pollution.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/4/22

GEORGE E. MUDTER, JR.
Dated 11/4/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/4/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

