STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$314,900.00** (One Hundred Fifty Eight Thousand Four Hundred Eight).

AFFIANT

Subscribed to and sworn before me this 16th day of November, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JOHN CHARLES ROSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Karen Johnson Davidson County
Batch# 945775 **DEEDWARR**
11/29/2022 02:29:36 PM 2 pgs
Fees: $13.00 Taxes: $1,165.13

20221129-0125204

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey M. Grissim 1222 17th Avenue South Nashville, TN 37212	**SAME AS NEW OWNER**	16207010500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUSTIN ALEXANDER SANG, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BRIDGET M. LANDTROOP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEFFREY M. GRISSIM, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A 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. 25 on the Plan of Colewood Hills, Section 1, of record in record Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bridget M. Landtroop, unmarried, by deed from Paulette Sudduth White, unmarried, of record in Instrument No. 20040701-0078442 dated June 11, 2004 and recorded on July 1, 2004, Register's Office for Davidson County, Tennessee. The said Bridget M. Landtroop having since died intestate June 21, 2022 and her son and only heir-at-law, Austin Alexander Sang was appointed as the Administrator of her estate which was admitted in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) as Docket No. 22P1233. See Affidavit of Heirship of record in Instrument No. 20221129-0125203 **, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **104 EMELY COURT** **ANTIOCH, TN 37013**

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. Whenever 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, this 22nd day of November, 2022

Estate of Bridget M. Landtroop

BY: _____
Austin Alexander Sang, Administrator

_____
Austin Alexander Sang, Individually

STATE OF Missouri)
COUNTY OF Boone)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Alexander Sang, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Administrator of the Estate of Bridget M. Landtroop, and in his capacity as such Administrator, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 22 day of November, 2022.

_____
Notary Public

Commission Expires: April 5, 2026

LENA COON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 5, 2026
BOONE COUNTY
COMMISSION #22312457

STATE OF Missouri)
COUNTY OF Boone)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Alexander Sang, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within for the purposes therein contained.

Witness my hand and official seal on this the 22 day of November, 2022.

_____
Notary Public

Commission Expires: April 5, 2026

LENA COON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 5, 2026
BOONE COUNTY
COMMISSION #22312457