Karen Johnson Davidson County
Batch# 945993 DEEDWARR
11/30/2022 02:23:36 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20221130-0125471

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Caroline D. Rives and Landon Rives 417 Greenway Glen Way Nashville, TN 37209	SouthState Bank, N.A. 2440 Mall Dr. N. Charleston, SC 29406	103-07-0A-008.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRITTNEY N. TESTERMAN GRIFFITH AND HUSBAND, PATRICK GRIFFITH,** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **CAROLINE D. RIVES AND LANDON RIVES, WIFE AND HUSBAND** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled the Plan of Greenway Glen Subdivision, of record in Instrument No. 20090127-0007125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRITTNEY N. TESTERMAN, by deed from HAUCO LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141110-0103411, dated November 6, 2014, said Register's Office. Being further conveyed to BRITTNEY TESTERMAN GRIFFITH AND HUSBAND, PATRICK GRIFFITH, by quitclaim deed from BRITTNEY N. TESTERMAN, MARRIED, of record in Instrument No. 20161129-0125162, dated August 3, 2020, said Register's Office.

Being improved property known as 417 Greenway Glen Way, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 28th day of November, 2022.

BRITTNEY TESTERMAN GRIFFITH

PATRICK GRIFFITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **BRITTNEY TESTERMAN GRIFFITH AND PATRICK GRIFFITH** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 28th day of November, 2022.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$950,000.00.**

Affiant

Sworn to and subscribed before me this 28 day of November, 2022.

Notary Public

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024