WARRANTY DEED

Karen Johnson Davidson County
Batch# 966642 DEEDWARR
02/03/2023 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230203-0007988

File #23-DM-4215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 09/08/2025
(AFFIX SEAL)

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dependable Image Delivery, Inc. (NAME)	**Same** (NAME)	**07510019500**
316 Donelson Pike (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGINIA HARPER GRIFFIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEPENDABLE IMAGE DELIVERY, INC.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING LOT NO. C-10 ON THE PLAN OF HERMITAGE ESTATES, PARCEL "B" OF RECORD IN BOOK 3842, PAGE 135, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. HARPER BY DEED FROM JO ANN C. HARPER, OF RECORD IN INSTRUMENT NO. 200805160050280, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO VIRGINIA HARPER GRIFFIN BY EXECUTOR'S DEED FROM RONALD H. BICE, JR., EXECUTOR OF THE ESTATE OF JAMES L. HARPER OF RECORD IN INSTRUMENT NO. 20230126-0006006, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to:
*All matters shown on plat(s) of record in Book 3300, Page 70; Book 3300, Page 71; Book 3700, Page 116; Book 3842, Page 135; as affected by Book 4552, Page 382, in the Register's Office of Davidson County, Tennessee.
*Terms and provisions of Restrictive Covenants, by A. H. Johnson, Trustee, of record in Book 3403, Page 556, in the Register's Office of Davidson County, Tennessee.
*Terms and provisions of Grant of a Perpetual Easement, by and between A. H. Johnson, Trustee and Cumberland Water Company, of record in Book 3463, Page 91, in the Register's Office of Davidson County, Tennessee.
*Matters contained in Deed of record in Book 3679, Page 196, in the Register's Office of Davidson County, Tennessee.

*Matters contained in Deed of record in Book 5283, Page 765, in the Register's Office of Davidson County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **4215 Lebanon Road, Hermitage, TN 37076**.

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. 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 the 31st day of January, 2023.

Virginia Harper Griffin

Virginia Harper Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2023, before me personally appeared Virginia Harper Griffin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2023.

Ronald H. Bice Jr.

Notary Signature
My commission expires: 04/08/2025

RONALD H. BICE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 31st day of January, 2023.

Affiant Signature
Date 01/31/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

