THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243630**	STATE OF TENNESSEE) COUNTY OF **WILSON**) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2023. Notary Public My Commission Expires: 3/13/26

Karen Johnson Davidson County
Batch# 978292 DEEDWARR
03/08/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230308-0016778

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nathan Lee Griffin 1225 Springwood Drive Old Hickory TN 37138	Send Tax Bills To: **3rd Street Financial Corporation** **6964 Tylersville Road, Suite B** **West Chester, OH 45069**	Tax Information: Tax Parcel ID No. 063 16 0B 117.00

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, **Robert Paulson and Debra Paulson, Co-Trustees of The Paulson Family Living Trust dated August 10, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Lee Griffin, a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Page 550 through 552, inclusive as corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description of the property.

Being the same property conveyed to Robert Paulson and Debra Paulson, Co-Trustees of The Paulson Family Living Trust, by Quitclaim Deed from Debbie Ann Paulson and Robert Allen Paulson, of record in Instrument No. 20191119-0119320, in the Register's Office of Davidson County, Tennessee, dated November 08, 2019, and recorded on November 19, 2019.

Being the same property conveyed to Debbie Ann Paulson and Robert Allen Paulson, wife and husband, by Warranty Deed from Steven Difazio and wife, Brandon Difazio, of record in Instrument No. 20190726-0073936, in the Register's Office of Davidson County, Tennessee, dated July 24, 2019, and recorded on July 26, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, as recorded in Plat Book 6900, Page(s) 550 through 552 as corrected in Book 7462, Page 445 and Book 8110, Page 401, and amended in Book 8181, Page 112.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D., Chitwood Downs, as recorded in Plat Book 6900, Page(s) 405.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7351, Page 852 as amended in Book 7451, Page 739 and Book 8336, Page 393.

Easement for Public Utilities, recorded in Book 8657, Page 179.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11030, Page 737; Book 11030, Page 740; Book 11030, Page 743 and Book 11030, Page 785.

Easement recorded in Book 7460, Page 930; Book 7489, Page 515; Book 8007, Page 235 and Book 8951, Page 797.

This is improved property located at 1225 Springwood Drive Old Hickory TN 37138

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 8th day of March, 2023.

The Paulson Family Living Trust dated August 10, 2016

By: Robert Paulson, Trustee
Robert Paulson, Trustee

By: Debra Paulson, Trustee
Debra Paulson, Trustee

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Paulson and Debra Paulson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Paulson Family Living Trust dated August 10, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2023.

Notary Public

My Commission Expires: 12/18/2026

LAURA J. ROSE-BURON
COMM. # 2431521
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES DEC. 18, 2026

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 8, 2023.

Tori Cole

Affiant Signature

Date: 3/08/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 8, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

