Karen Johnson Davidson County
Batch# 980759 DEEDWARR
03/14/2023 04:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230314-0018583

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Susan G. Griffin, as Co-Trustee, Affiant

Subscribed and sworn to before me,
this 14th day of March, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Donald W. Griffin and Susan G. Griffin, Co-Trustees of the Donald and Susan Griffin Revocable Trust 119 Pembroke Avenue Nashville, TN 37205	Donald W. Griffin and Susan G. Griffin, Co-Trustees of the Donald and Susan Griffin Revocable Trust 119 Pembroke Avenue Nashville, TN 37205	Map 130-2 Parcel 48

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **DON GRIFFIN and wife, SUSAN GRIFFIN** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DONALD W. GRIFFIN and SUSAN G. GRIFFIN, as Co-Trustees of the DONALD AND SUSAN GRIFFIN REVOCABLE TRUST under agreement dated March 14, 2023** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Resubdivision of Lots 110, 112, 114, 116, 120, and 132 Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 898, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed from Thomas M. Sutter and wife, Dorothy A. Sutter, to Don Griffin and wife, Susan Griffin, by Warranty Deed dated July 30, 2003, recorded as Instrument Number 20030801-0109314, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. A Deed of Trust of record as Instrument Number 20200421-0041879, Register's Office for Davidson County, Tennessee, made by Don Griffin and wife, Susan Griffin, in favor of CapStar Bank.
2. All matters appearing on the Plan of record in Plat Book 8250, page 898, said Register's Office.

This is improved property commonly known as 119 Pembroke Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 14th day of March, 2023.

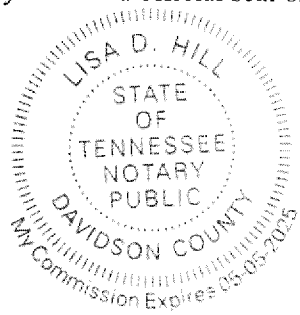
DON GRIFFIN

SUSAN GRIFFIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DON GRIFFIN** and **SUSAN GRIFFIN**, 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 and official seal on this 14th day of March, 2023.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 March 14, 2023.

3-14-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of March, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

