Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0210

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of March, 2023

Notary Public

Commission Expires 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Karen Johnson Davidson County
Batch# 987189 **DEEDWARR**
03/31/2023 11 04 17 AM 2 pgs
Fees $13 00 Taxes $1,021 20

20230331-0023392

Address of New Owner	Send Tax Bills To:	Map & Parcel
Radach & Johnson Homes, LLC P O Box 682825 Franklin, TN 37068	NEW OWNER	155-03-0D-084 00 CO

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,

William P. Griffin, IV, Administrator of the Estate of Barbara Smith Griffin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Radach & Johnson Homes, LLC

HEREINAFTER CALLED THE GRANTEES, 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 84 on the Plan of Allens Green, Section 1, of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

BEING PART OF the same property previously conveyed to Charles W Griffin and wife, Helen Sona Griffin by Warranty Deed from Idella Castleman, dated 5/25/1962 and recorded 5/29/1962 in Book 3398, Page 197, Register's Office for Davidson County, Tennessee

The said Charles W Griffin appears to have predeceased Helen Sona Griffin on or about February 26, 1964 The said Helen Sona Griffin died testate on March 20, 1994 Pursuant to her Last Will and Testament filed in Will Book 190, Page 207 (Docket No 94P-608) in the Probate Court for Davidson County, Tennessee, she devised the subject property to her son, Charles W Griffin, Jr

BEING PART OF the same property previously conveyed to Charles W Griffin, Jr by Quitclaim Deed from Barbara Smith Griffin, Executrix under the Will of Helen Sona Griffin, dated 6/18/1997 and recorded 6/25/1997 in Book 10504, Page 881, Register's Office for Davidson County, Tennessee

The said Charles W Griffin, Jr died testate on February 2, 2009, and pursuant to his Last Will and Testament filed 3/10/2010 in Docket No 10P-311 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), he devised the subject property to his wife, Barbara Smith Griffin

BEING PART OF the same property conveyed to Barbara Smith Griffin, individually, by Quitclaim Deed from Barbara Smith Griffin, Executrix of the Estate of Charles W Griffin, Jr (incorrectly shown as Charles W Griffin on deed), dated 9/9/2011 and recorded 9/12/2011 in Instrument No 20110912-0070542, Register's Office for Davidson County, Tennessee

The said Barbara Smith Griffin died testate on July 8, 2021 Pursuant to Order of Probate filed 6/10/2022 in Docket No 22P-951 in the Second Circuit Court for Davidson County, Tennessee (Probate Division), William P Griffin, IV was appointed as Administrator, and granted the authority to execute any documentation to effectuate the sale of subject property by Order Approving the Sale of Real Property and Approval of Proposed Contract filed 3/14/2023 in Docket No 22P951, in the Second Circuit Court for Davidson County, Tennessee (Probate Division)

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as: 304 East Griffin Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 30th day of March, 2023

Estate of Barbara Smith Griffin

By _____
William P Griffin, IV, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William P. Griffin, IV, Administrator of the Estate of Barbara Smith 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 at Hendersonville, Tennessee this 30th day of March, 2023

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)

_____
Notary Public
My Commission Expires 8·20·24