23-4617

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 989142 DEEDWARR
04/06/2023 10 48 32 AM 2 pgs
Fees $13 00 Taxes $1,431 90

20230406-0025120

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $387,000.00

Madysen Mazzanti
Affiant

Subscribed and sworn to before me this 20 day of March, 2023

Notary Public
My commission expires. 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan Owens 2710 MORENA ST NASHVILLE, TN 37208	ROCKET MORTGAGE 1050 WOODWARD AVENUE DETROIT, MI 48226-1906	092-06-0-085

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sharon Griffin, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan Owens, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No 272 and the easterly 6 feet of Lot No. 271 on the Plan of Hefferman Place Block 13 as of record in Book 161 Page 138 said Register's Office for Davidson County, Tennessee

Said Lot No 272 and part of 271 front together 56 feet on the northern side of Morena Street and runs back between parallel lines 150 feet to a line in the rear which measures 56 feet thereon.

Being a portion of the same property conveyed to Sharon Griffin by deed from Howard Lee Griffin and Sharon Griffin of record in Instrument No 20040802-0092332 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Hefferman Place of record in Plat Book 161 Page 138 Register's Office for Davidson County, Tennessee

This property is improved property known as 2710 Morena Street, Nashville, TN 37208

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 Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20 day of March, 2023

Sharon Griffin

STATE OF Florida
COUNTY OF Duval

☑ Physical Presence
— OR —
☐ Online Notarization

On this 20th day of March, 2023, before me personally appeared Sharon 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. Produced TNDL AS identification

Witness my hand, at office, this 20th day of March, 2023.

Altovise Scott
Notary Signature
My commission expires: 12-07-2024

ALTOVISE SCOTT
Notary Public - State of Florida
Commission # HH 069778
My Comm. Expires Dec 7, 2024
Bonded through National Notary Assn