Karen Johnson Davidson County
Batch# 990988 DEEDWARR
04/12/2023 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20230412-0026965

THIS INSTRUMENT WAS PREPARED BY: Jack W. Robinson, Jr. GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Affiant Subscribed and sworn to before me, this 12 day of April, 2023. Notary Public My Commission Expires: 3-3-2024

KAREN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David B. Griffin etux Roxanna Griffin 413 West Hillwood Drive Nashville, Tennessee 37205	SAME	116–1–6

WARRANTY DEED (WITH RESERVATION OF LIFE ESTATE)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROY C. FLOWERS**, unmarried ("Grantor"), reserving unto himself a life estate as herein described, has bargained and sold, and by these presents transfers and conveys, unto **DAVID B. GRIFFIN and wife, ROXANNA GRIFFIN** (together "Grantees"), their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, being more particularly described as follows (the "Property"), subject however to a life estate for Grantor, which shall terminate as provided hereinbelow:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Hillwood Estates, Section 7, as of record in Book 2133, Page 90, Register's Office for Davidson County, Tennessee; said Lot No. 110 fronts 225 feet on the northwesterly side of Hickory Valley Road, formerly West Hillwood Drive, and extends back 300 feet on the northeasterly line and 300 feet on the southwesterly line to a dead line, measuring 139.6 feet thereon.

Being the same property conveyed to Roy C. Flowers by deed from Margaret K. Harrell, Trustee, Margaret K. Harrell Revocable Living Trust Agreement dated November 26, 2013, of record as Instrument No. 20161202-0126705, Register's Office for Davidson County, Tennessee.

The Property is improved real estate known as 6122 Hickory Valley Road, Nashville, Tennessee 37205.

The Property and this conveyance are made subject to:

1. 2023 property taxes, a lien therefor, but not yet due and payable. By acceptance of this deed, Grantees agree to timely pay such taxes.

2. All matters shown on the Plan of record in Book 2133, Page 90, Register's Office for Davidson County, Tennessee.

3. The life estate for Grantor reserved herein.

Notwithstanding anything else herein contained, Grantor's life estate, together with any other interest Grantor may have in the Property, shall terminate upon the earlier of the following to occur: (a) Grantor's death; or (b) Grantor's permanently ceasing to reside on the Property, with no intention or reasonable possibility of residing thereon in the future. By accepting and recording this Warranty Deed, Grantees agree to pay all property taxes on the Property that may become due, even with respect to Grantor's life estate.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto, belonging to Grantees, their heirs and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, that Grantor has a good right to convey it, and that it is unencumbered, except as otherwise herein set out. Grantor further covenants and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed this 12th day of April, 2023.

Roy C Flowers

ROY C. FLOWERS

202304120026965

STATE OF TENNESSEE)

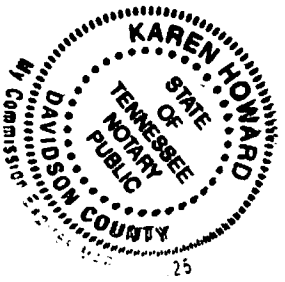
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROY C. FLOWERS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 12th day of April, 2023.

Karen Howard
Notary Public

My Commission Expires: 3-3-2025



899820.1

True Copy Certification

I, Jack W. Robinson, Jr., 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 April 12, 2023.

Affiant Signature

Date: 4/12/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of April, 2023.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

