WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005704 DEEDWARR
05/22/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230522-0037971

File No. DH-23-4429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Hector F Medina by Andrew Mata Attorney in Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector F. Medina and Christine Medina	WESCOM CENTRAL CREDIT UNION ITS SUCCESSORS AND/OR ASSIGNS	
(NAME) 7056 South Hampton Boulevard	(NAME) P.O. BOX 4020	151-10-0A-227.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) NAPA, CA 94558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Franklin E. Griffith, Jr., and Fanchon Griffith, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hector F. Medina and Christine Medina, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 76 on the Plan of Phase 3, Villages of Long Hunter P.U.D., of record in Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Franklin E. Griffith, Jr. and Franchon Griffith, husband and wife by Warranty deed from Kimblie R. Cannon, a single woman of record in Instrument No. 20180103-0001027 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on January 03, 2018.

This is property more commonly known as 7056 South Hampton Boulevard, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 19th day of May, 2023.

Franklin E. Griffith, Jr. by Joshua Hunter, Attorney-In-Fact

Fanchon Griffith by Joshua Hunter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Franklin E. Griffith, Jr., and Fanchon Griffith, and that this instrument was executed on behalf of the said Franklin E. Griffith, Jr., and Fanchon Griffith for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202305220037969, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of May, 2023.

Notary Signature
My commission expires: 03/09/2027

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 May 19th, 2023 (date of document).

Cindy S. Smith, Affiant

05/19/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 19th day of May, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026