WARRANTY DEED

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 Day of May, 2023

Notary Public

MY COMMISSION EXPIRES ____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1005798 DEEDWARR
05/22/2023 09.38 58 AM 3 pgs
Fees $18 00 Taxes $8,880.00

20230522-0038158

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
William Jake Griffin and Allison Griffin	New Owner	Parcel ID 130-11-0-034 00
(NAME) 903 Lynnwood Blvd	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company and Christopher L. Cantrell, Trustee of The Cantrell Community Property Trust U/A Dtd. 01/17/22**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Jake Griffin and Allison Griffin, husband and wife**, 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lot No 15 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for Davidson County, Tennessee Said Lot No 15 fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between parallel lines 250 feet to a dead line, to which Plat reference is hereby made for a more complete legal description

Being the same property conveyed to Robert L Howell, Jr and wife, Louise Howell, By Warranty Deed from Henry Carl Hartman, Jr , and wife, Emily Young Hartman dated November 06, 1952 recorded November 13, 1952, of record in Book 2101, Page 12 Register's Office for Davidson County, Tennessee

Also being the same property conveyed to Ronald K Nevin, Trustee, By Quitclaim Deed from Robert L Howell, Jr and Louise Howell dated July 29, 2009 recorded July 29, 2009, of record as Instrument No 20090729-0071035 Register's Office for Davidson County, Tennessee

And also being the same property conveyed to Province Builders LLC, a Tennessee Limited Liability Company and Christopher L Cantrell, By Warranty Deed from Brenda H Nevin dated September 22, 2020 recorded September 24, 2020, of record as Instrument No 20200924-0109795 Register's Office for Davidson County, Tennessee

And also being a portion of the same property conveyed to The Christopher Lee Cantrell and Valerie Maguire Cantrell, Trustees of The Cantrell Community Property Trust U/A dtd 01/17/22 from Christopher Lee Cantrell and Valerie Maguire Cantrell dated January 17, 2023 and recorded February 28, 2023 in Instrument No 20230228-0014172, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 903 Lynnwood Boulevard, Nashville, TN 37205

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 our hands this 17th day of May, 2023

Province Builders, LLC

BY _____
John Swift, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared John Swift, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Managing Member of Province Builders, LLC, the bargainor, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Managing Member

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Smithville, Tennessee, on this the 17th day of May, 2023

J HILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES 12-1-26

The Cantrell Comminity Property Trust U/A Dtd. 01/17/22

BY: Christopher Lee Cantrell Trustee
Christopher Lee Cantrell, Trustee

STATE OF TENNESSEE
COUNTY OF DeKALB

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Christopher Lee Cantrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Trustee of The Cantrell Community Property Trust U/A Dtd. 01/17/22, the bargainor, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as such Trustee

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Smithville, Tennessee on this the 15 day of April, 2023.

NOTARY PUBLIC

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

MY COMMISSION EXPIRES: 4/29/26