Karen Johnson Davidson County
Batch# 1012289 DEEDWARRSP
06/07/2023 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20230607-0043274

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-12-27
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE SCHNEIDER WILLIAMSON COUNTY OF

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mark A. Griffith and Patricia A. Griffith 4117 Lone Oak Road Unit "8" Nashville, TN 37215	NEW OWNER	131-03-2-J-008.00CO

For and in consideration of the sum of Ten Dollars ($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, I/we, **4117 Lone Oak Rd. Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Mark A. Griffith and Patricia A. Griffith, husband and wife**, hereinafter called GRANTEE(S), 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 Unit No. 8, of GREEN HILLS STATION, (f/k/a 4117 Lone Oak Townhomes), a Horizontal Property Regime (with Private Elements), established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210202-0015164, as amended in Instrument No. 20210518-0067201, and amended and restated in Instrument No. 20220118-0006802, Register's Office for Davidson County, Tennessee, said Unit No. 8 shown on plat attached as Exhibit B to said Amended and Restated Declaration, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to 4117 Lone Oak Rd. Partners, LLC, a Tennessee limited liability company by Warranty Deed dated 12/30/2019 from Aubrey B. Harwell Jr., Trustee, with full power to Convey, Sell and Dispose of, Mortgage or otherwise Encumber the said property without joinder of any beneficiary (as to Parcels 1 and 2) and Aubrey Harwell, Jr., (as to Parcel 3) of record in Instrument No. 20191231-0134752, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) **all** applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 4117 Lone Oak Road Unit "8", Nashville, TN 37215

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Matters shown on plats of record in Minute Book J, Page 293, Chancery Court for Davidson County, Tennessee, and Plat Book 5210, Page 217, as amended in Plat Book 5681, Page 721, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions, Charter and Bylaws of record in Instrument No. 20210202-0015164, as amended in Instrument No. 20210518-0067201, and amended and restated in Instrument No. 20220118-0006802, Register's Office for Davidson County, Tennessee. Conveyance of common elements to the Homeowners Association of record in Instrument No. 20220118-0006803, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201006-0115912, Register's Office for Davidson County, Tennessee. Easement for Water Meters, Lines, and Appurtenances of record in Instrument No. 20220207 0013903, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 5 day of June, 2023.

4117 Lone Oak Rd. Partners, LLC, a Tennessee Limited Liability Company

BY: _____
Chris Barnhizer, authorized agent

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Chris Barnhizer, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a authorized agent (or other officer authorized to execute the instrument) of 4117 Lone Oak Rd. Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself/herself as a Member.

Witness my hand and seal, at office, this 5 day of June, 2023.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 8/10/25

Donald R. Bartlett Jr.
Notary Public
State of Tennessee
Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 5th day of June, 2023

K. Thomas Sidwell
Date: 6-5-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of June, 2023

Notary Public
My Commission Expires: 1-21-26

