Karen Johnson Davidson County
Batch# 1014277 DEEDWARR
06/12/2023 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230612-0044743

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

MST 2023-0555

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Benjamin Thomas and Amelia Downing Smith	LEGACY HOME LOANS	108-08-0-313.00
(NAME)	(NAME)	
1004 Wood Duck Court	1036 STEARMAN DR STE 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	WHITE HOUSE, TN 37188	
(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, WE, **Claire Marcella Griffin, unmarried and Corinne Ann Griffin, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Benjamin Thomas, an unmarried man and Amelia Downing Smith, an unmarried woman, as joint tenants with right of survivorship,** 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:

Described Property located in Davidson County, Tennessee, to wit:

Being Lot No. 114 on the Plan of Reelfoot Subdivision Revised Section 4 as of record in Book 6250, Page 700, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Claire Marcella Griffin, an unmarried woman and Corrine Ann Griffin, an unmarried woman, with rights of survivorship, by warranty deed of Edward W. Meek of record in Instrument #20210312-0033606, Register's Office, Davidson County, TN dated March 11, 2021, recorded March 12, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023, constitute a lien against said property but are not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 700, Register's Office for Davidson

County, Tennessee. Restrictions of record in Book 6991, Page 121, in the Register's Office for Davidson County, Tennessee.

This property, known as 1004 Wood Duck Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 9th DAY OF JUNE, 2023.

Claire Marcella Griffin by Yvette Meldrum her attorney-in-fact

Claire Marcella Griffin by Yvette Meldrum her Attorney-in-Fact

Corinne Ann Griffin by Yvette Meldrum her attorney-in-fact

Corinne Ann Griffin by Yvette Meldrum her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Claire Marcella Griffin, unmarried and Corinne Ann Griffin, married, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Claire Marcella Griffin and Corinne Ann Griffin as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal at office, this 9th day of June, 2023.

JULIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-04-2025

Notary Public

My commission expires: 05-04-2025

(SEAL)

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 June 12, 2023 (date of document).

Affiant Signature

June 12, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023