Karen Johnson Davidson County
Batch# 1019453 DEEDWARR
06/27/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20230627-0048815

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

14-NSH23-06053

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Ray Griffin 593 Thomas Jefferson Circle Madison, TN 37115	NEW OWNER	034 05 0A 077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lillian Baze, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph Ray Griffin**, **an unmarried man**, hereinafter called the Grantees, their successors 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 all of Unit 77 on the Plan of Monticello Manor, of record in Book 6250, Page 551, Declaration of Covenants, Conditions and Restrictions of record in Book 6643, Page 958, Instrument of Correction of record in Book 7824, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Lillian Baze, an unmarried woman, by Warranty Deed from Tyronne Bastian and Marleesa Bastian, husband and wife, of record in Instrument No. 20180607-0054837, in the Register's Office of Davidson County, Tennessee, dated June 04, 2018 and recorded on June 07, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 593 Thomas Jefferson Circle, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of June, 2023

Lillian Baze

Lillian Baze

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lillian Baze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Clarksville, Tennessee, this 20th day of June, 2023.

Notary Public

My Commission Expires: 9-18-2023

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Leslie G. Hayes, 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 6/20/2023.

Date

Affiant Signature

6/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of June, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)