Davidson County
Batch# 1022322 DEEDWARR
07/03/2023 01:45:27 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20230703-0050895

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238330 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$405,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30 day of June, 2023. Notary Public My Commission Expires: 7/3/23

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

WARRANTY DEED

THIS INDENTURE, made this 29 day of June, 2023, among:

WILL LANDON GRIFFITH AND ZOE A. GRIFFITH, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVIS DEMPSEY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 11, Townhomes at 849, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 849, a horizontal Property Regime with Private Elements of record as Instrument No. 20190130-0008960 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Will Landon Griffith and Zoe A. Griffith, husband and wife by deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company, dated July 22, 2020, of record in Instrument No. 20200724-0081697, Register's Office for Davidson County, Tennessee.

This property being known as 849 Cherokee Avenue, #11, Nashville, TN 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Will Landon Griffith

Zoe A. Griffith

State of ~~Tennessee~~ Indiana
County of ~~Williamson~~ Vanderburgh

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Will Landon Griffith and Zoe A. Griffith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of June, 2023.

Notary Public
My Commission Expires: 6/26/2030

SARAH GOODSEN
Notary Public, State of Indiana
Vanderburgh County
Commission Number NP0742037
My Commission Expires
June 26, 2030

Owner Name & Property Address:

Name: Will + Zoë Griffith
Address: 3340 Ralston Dr
City, State, Zip: Evansville, IN 47715

Responsible Party For Taxes:

Name: Ameris Bank
Address: 1850 Parkway Pl. Suite 400
City, State, Zip: Marietta, GA 30067

Tax ID: 072-09-1D-011.00