Karen Johnson Davidson County
Batch# 1025269 DEEDWARR
07/12/2023 10 57 03 AM 2 pgs
Fees $13 00 Taxes $2,016 50
20230712-0053310

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644826**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2023. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Griffin and Camden Griffin 2401 Rollett Ct Nashville TN 37211	New Owner	Tax Parcel ID No. 172 15 0A 248.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Joseph Teare and Katherine Anne Teare, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Griffin and Camden Griffin, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County. Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Section Thirteen, Holt Woods, as of record in Book 9700, Page 598 and 599, Register's Office for said County, to which plat reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Andrew Jospeh Teare and Katherine Anne Teare, husband and wife, by Warranty Deed from Jodie Kay Goldade, single woman, of record in Instrument No. 20171004-0102006, in the Register's Office of Davidson County, Tennessee, dated September 28, 2017, and recorded on October 04, 2017.

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 record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Thirteen, Holt Woods, as recorded in Book 9700, Page(s) 598 and 599.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Addition to Bradford Hills, as recorded in Book 7900, Page 668.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22 as amended in Book 9745, Page 39; Book 9933, Page 151; Book 9933, Page 153; Book 10062, Page 821; Book 10256, Page 504; Book 10256, Page 506 and re-recorded in Book 10258, Page 142; Book 10469, Page 57; Book 10800, Page 575 and Instrument No. 20190624-0060843.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10584, Page 124.

This is improved property located at 2401 Rollett Ct Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2023.

Andrew Joseph Teare

Katherine Anne Teare

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Joseph Teare and Katherine Anne Teare, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2023.

Notary Public

My Commission Expires: _____

