Karen Johnson Davidson County
Batch# 1025904 DEEDWARR
07/13/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230713-0053841

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544787** LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ (X) Williamson The actual consideration or value, whichever is greater, for this transfer is: **$465,000.00** Affiant Subscribed and sworn to before me, this 10th day of July, 2023. Notary Public My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Hayden Sears and Kaitlyn Spillman Sears 520 Fairhaven Court Nashville TN 37211	New Owner	Tax Parcel ID No. 161-10-0B-098.00 CO

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, **Joshua I. Griffin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Hayden Sears and Kaitlyn Spillman Sears, husband and wife**, ("Grantees"), its successors, 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(s) 289, as shown on the map entitled Second Revision - Phase Six, Villages of Brentwood, of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSHUA I. GRIFFIN, by deed from KEVIN CANADY, of record in Instrument No. 20160907-0094282, dated August 30, 2016, said Register's Office.

Camden McKinley Griffin joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 161-10-0B-098.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 316, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6143, page 11, Book 6398, page 495 and Book 7207, page 251, said Register's Office.

This is improved property located at 520 Fairhaven Court 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.

Joshua I. Griffin

Camden McKinley Griffin

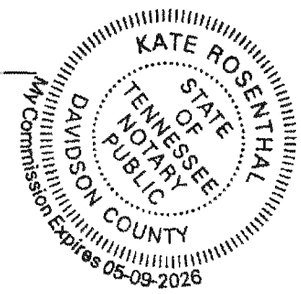
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua I. Griffin and Camden McKinley Griffin, 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 10th day of July, 2023.

Notary Public

My Commission Expires: 05-09-2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/10/2023.

D. Shayne Adair

7/12/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12 **day of** July, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026