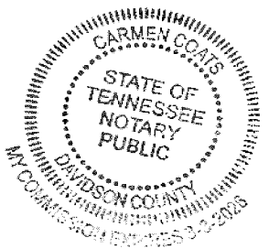
Karen Johnson Davidson County
Batch# 1028651 DEEDWARR
07/20/2023 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20230720-0056002

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Glenn Johnson	New Owner(s)	171-03-0A-221.00-CO
126 Carriage Court		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **B. ALICIA GRIFFIN, TRUSTEE OF B. ALICIA GRIFFIN LIVING TRUST, DATED JULY 18, 2002**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL GLENN JOHNSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot No. 14 on the Plan of Revision One, Phase Two, Section Five "Carriage Homes of Fredericksburg" Townhomes of Fredericksburg, a Horizontal Property Regime R20 Residential P.U.D. of record in Instrument No. 20000804-0077800, being a revision of Plat Book 9700, Page 578, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bertha Alicia Griffin, a married woman by Warranty deed from Edyta A. Rdzanek, unmarried of record in Instrument No. 20180724-0072079 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 24, 2018.

Being the same property conveyed to B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin living trust dated July 18, 2002 by Quitclaim deed from Bertha Alicia Griffin, a married woman of record in Instrument No. 20190911-0091771 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 11, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 126 Carriage Court, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2023.

B. Alicia Griffin Living Trust, dated July 18, 2002

By: B. Alicia Griffin
B. Alicia Griffin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named B. Alicia Griffin, Trustee of B. Alicia Griffin Living Trust, dated July 18, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 20, 2023 (date of document).

Affiant Signature

July 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of July, 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