Karen Johnson Davidson County
Batch# 1032192 DEEDWARR
07/28/2023 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20230728-0058441

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/18/25
(AFFIX SEAL)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maxwell K Bauer	Modern Mortgage	061 08 0 142.00
(NAME)	(NAME)	
4601 Medona Ave.	30070 Temecula Pkwy	
(ADDRESS)	(ADDRESS) #201	
Nashville TN 37216	Temecula CA 92592	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gregg Griggs as Personal Representative of the Estate of Sue P. Griggs a/k/a Carrie Sue Griggs**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maxwell K. Bauer, a single man**, hereinafter called the Grantees, 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. 8 on the map of Mrs. A. J. McGaughey's Subdivision of Tract No. 2, Second Haysboro Subdivision, as of record in Book 843, Page 71, Register's Office for said County.

Being the same property conveyed to Sue Pulley Griggs and husband Buford Aubrey Griggs from John C. Dodson and wife Evelyn M. Dodson by Warranty Deed dated October 17, 1946, and recorded on October 17, 1946 in Book 1425, Page 144, Register's Office for Davidson County, Tennessee. Buford Aubrey Griggs died a resident of Davidson County, Tennessee on July 5, 1978, leaving Sue Pulley Griggs as surviving Tenant by the Entireties. Sue Pulley Griggs a/k/a Carrie Sue Griggs died a resident of Davidson County, Tennessee on June 19, 2022, leaving a Probate Estate in Docket No. 22P1315 whereas the subject property is vested in the heirs at law, namely: Gregg Griggs, Rachel Keen, and Jacque Rigby, her children. Jacque Rigsby is a/k/a Jacqueline Sue Corlew. By Order entered October 14, 2022 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Personal Representative was authorized and directed to sell and convey said property.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 4601 Medora Ave, Nashville, TN 37216

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 and assigns forever; and we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Gregg Griggs, Rachel Keen and Jacque Rigsby a/k/a Jacqueline Sue Corlew join in the execution of this instrument for the purpose of conveying his or her interest in the above-described property as devisees of the Estate of Sue P. Griggs a/k/a Carrie Sue Griggs.

Witness our hands this 27 day of July, 2023.

Estate of Sue P. Griggs
a/k/a Carrie Sue Griggs

BY: Personal Representative
Gregg Griggs as Personal Representative

Devisee
Gregg Griggs, Devisee

Rachel Keen Devisee
Rachel Keen, Devisee

Jacque Rigsby a/k/a Jacqueline Sue Corlew, Devisee
Jacque Rigsby a/k/a Jacqueline Sue Corlew, Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Gregg Griggs, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Personal Representative of the Estate of Sue P. Griggs a/k/a Carrie Sue Griggs, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the estate by him or herself as such personal representative. Witness my hand and seal at office in the aforesaid state and county this 27 day of July, 2023.

SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 5/18/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Gregg Griggs, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 27 day of July, 2023..

SEAL

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 5/18/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Rachel Keen, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 27 day of July, 2023..

SEAL

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 5/18/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared acque Rigsby a/k/a Jacqueline Sue Corlew, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 27 day of July, 2023..

SEAL

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 5/18/25

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/27/23 (date of document).

Emma Howard

Affiant Signature

Date: 7/27/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

