(1)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6605-WE	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2023 Hillary Torrence Notary Public MY COMMISSION EXPIRES 12/16/2024 (AFFIX SEAL)
Return To: Ashworth Law Firm, PLLC 237 2nd Avenue South Franklin, TN 37064	HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Griffin Boone King	Modern Mortgage Lending, Inc.	
4202 Harding Pike #103	30070 Temecula Parkway, Suite 201	103-16-0G-103 00- CO
Nashville, TN 37205	Temecula, California 92592	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,**Melissa Dale Coble, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Griffin Boone King, 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 Unit No. 103, together with the appurtenant interest in the common elements of Brookfield Condominiums, a horizontal property regime established by Master Deed, of record in Book 6976, page 887, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to G. WILLIAMS COBLE, III AND MELISSA COBLE, HUSBAND AND WIFE, by deed from ALLISON L. KENNEDY, UNMARRIED, of record in Instrument No. 20160901-0092146, dated September 6, 2016, as corrected in Instrument No. 20160914-0096702, said Register's Office.

Further being the same property conveyed to MELISSA DALE COBLE, by quitclaim deed from GEORGE WILLIAM COBLE, III, of record in Instrument No. 20190924-0096683, dated September 20, 2019, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4202 Harding Pike #103, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 1052935 **DEEDWARR**
09/22/2023 10:17:13 AM 2 pgs
Fees $13.00 Taxes $1,202.50

20230922-0074582

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.

Witness our hands this the 20 day of Sept, 2023.

Melissa Dale Coble

Melissa Dale Coble

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa Dale Coble,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 20 day of Sept, 2023

My Commission expires. Jan 8 2024

Notary Public

R. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON