Karen Johnson Davidson County
Batch# 1060202 DEEDWARR
10/12/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20231012-0080126

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Wilson)

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/7/26

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
GRIFFIN HARRIS GREENHUT **2255 Cabin Hill Road** **Nashville, TN 37214**	**SAME**	**073-11-0-128.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, STEVE W. PEDIGO, Married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO** **GRIFFIN HARRIS GREENHUT AND LYNDAMARIE, as joint tenants with rights of survivorship**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Dewey Subdivision, Resubdivision of Lots 610, 612 and 613 of Sunset View Section Eight, as shown on plat of record in Instrument No. 20070814-0097048, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING PART OF the same property conveyed to Steve W. Pedigo by Quitclaim Deed from Daisie Pedigo, dated March 23, 1988 and recorded June 3, 1997 in Book 10476, Page 737; and part of the same property previously conveyed to Daisie Pedigo by Warranty Deed from Thomas E. Selley, single, dated July 26, 1968 and recorded August 1, 1968 in Book 4256, Page 161, Register's Office for Davidson County, Tennessee.

This is investment property and not the residence of Grantor nor any spouse of his.

This is improved property known as 2255 Cabin Hill Road, Nashville, TN 37214

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 my hand this 5th **day of October, 2023.**

Steve W Pedigo

STEVE W. PEDIGO

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 STEVE W. PEDIGO, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville**, Tennessee, on this** 5th **day of October, 2023.**

Marka L. Nettle

Notary Public

My Commission Expires: 1/28/26

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/5/2023.

Affiant Signature – Joshua A. Terry

10/10/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/10/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27