**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6725-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 402,700 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

JAMES A. WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 1063592 DEEDWARR
10/23/2023 09 06 56 AM 2 pgs
Fees $13 00 Taxes $1,489 99

20231023-0082693

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Joseph M. Griffith & Ruby Jo Griffith** | owners | |
| 719 General George Patton Road | | 142-09-0F-719 00-CO |
| Nashville, TN 37221 | | |
| (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, I, **Elizabeth Anne Neilsen, Trustee of The George R. and Catherine A. Brulin Revocable Trust dated the 22nd day of August, 2005,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph M. Griffith and Ruby Jo Griffith, husband and wife,**

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 719, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section VIII, Phase II , Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, and Book 8123, page 690, as amended in Book 6900, page 654, et seq Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 7417, page 396, et seq Register's Office foi Davidson County, Tennessee, to which reference is hereby made

Being the same property conveyed to George R Brulin and wife, Catherine A Brulin and Elizabeth A Neilsen, Trustees or their successors in trust of The George R and Catherine A Brulin Revocable Trust dated the 22nd day of August, 2005 and any amendments thereto by Warranty deed from Dorothy M Scott, unmarried of record in Instrument No 20100917-0074115 Register's Office for Davidson County, Tennessee, dated September 16, 2010 and recorded on September 17, 2010

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 improved property known as **719 General George Patton Road, Nashville, TN 37221**

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 20th day of October, 2023.

The George R. and Catherine A. Brulin Revocable Trust dated the 22nd day of August, 2005

BY: Elizabeth Anne Nielsen, trustee

Elizabeth Anne Neilsen, Trustee

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 **Elizabeth Anne Neilsen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is a Trustee of The George R and Catherine A Brulin Revocable Trust dated the 22nd day of August, 2005, and that she executed the within instrument on behalf of The George R and Catherine A. Brulin Revocable Trust dated the 22nd day of August, 2005, as such Trustee, as her free act and deed

Witness my hand and official seal this the 20th day of October, 2023.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE