Karen Johnson Davidson County
Batch# 1071183 DEEDWARR
11/13/2023 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20231113-0088536

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $995,000.00 Affiant Subscribed and sworn to before me, this 7th day of November, 2023. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Audra Wackler and Joshua Wackler 6362 Unit A Columbia Avenue Nashville, TN 37209	Send Tax Bills to: New Owner Audra Wackler & Joshua Wackler 6362 Unit A Columbia Ave Nashville, TN 37209	Tax Information: Tax Parcel ID No. 091-13-3U-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas M. Griffin, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Audra L. Wackler and Joshua H. Wackler, Wife and Husband** (collectively "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of The Homes at 6362 Columbia Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 6362 Columbia Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220908-0100854, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Thomas M. Griffin by Warranty Deed from Dorothy McFarlin Crabtree of record in Instrument No. 20220726-0084996 Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 26, 2022.

This is improved property commonly known as: **6362 Unit A Columbia Avenue Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November, 2023.

Thomas M. Griffin

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 bargainor, **Thomas M. Griffin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at the office this 7th day of November 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/13/2023 (date of document).

Affiant Signature

11/13/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this day of 11/13/2023, ____.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

