Karen Johnson Davidson County
Batch# 1083488 DEEDWARR
12/19/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,482.44
20231219-0097576

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $941,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jonathan Griffin	CROSS COUNTRY MORTGAGE, LLC	062-09-0-031.00
(NAME)	(NAME)	
3904 Brush Hill	2160 SUPERIOR AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	CLEVELAND, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20232063

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/we, **Kimberly Koger, a widow and Carole Adkisson, a married woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Griffin, an unmarried 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:

Certain real property situate in the 7th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 4 and the northerly 50 feet of Lot No. 3 of Block J on the unrecorded map of Jackson Park River Section, described as follows: Beginning on the easterly margin of Brush Hill Road, at the NW corner of the property conveyed to Lucy E. Riddle by Deed from Jackson Realty Company, Inc., of record in Book 876, page 771, Register's Office for said County; thence with Riddle's north line, eastwardly 310 feet, more or less, to the edge of a bluff on Cumberland River; thence northwardly 144 feet to the corner of Lots 4 and 5; thence with the line between said lots, westwardly 332 feet to the easterly margin of Brush Hill Road; thence with the easterly margin of said Road, southwardly 150 feet to the beginning, according to survey by W.B. Southgate, Surveyor, April 1931.

William Emery and Calvin L. Emery Jr., heirs to the estate of Alma B. Emery conveyed said property to Donald E. Collins and wife, Marie E. Collins by Warranty Deed dated December 3, 1986 and filed of record in Book 7061, page 396, said Register's Office. Pursuant to Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 90D-4066, Donald E. Collins conveyed his interest in said property to Marie E. Collins by Quitclaim Deed dated April 14, 1992 and filed of record in Book 8601, page 9, said Register's Office.

Marie E. Johnson conveyed said property to Marie E. Johnson and Kimberly Marie Koger as equal tenants in common with right of survivorship by Quitclaim Deed dated November 6, 2001 and filed of record in Instrument No. 20011113-0124234, said Register's Office. Kimberly Koger conveyed her interest in subject property to Marie E. Johnson by Quitclaim Deed dated June 3, 2016 and filed of record in Instrument No. 20160617-0061758, said Register's Office.

Marie E. Johnson having died testate on or about February 12, 2023. The Last Will and Testament of Marie Ellen Johnson found of record in The Seventh Circuit Court for Davidson County, Tennessee, Docket No. 23P618 reserved a life estate in subject property to Jerry Goad. Jerry Goad having died on or about November 16, 2023, thus terminating his life estate interest. Carole Adkisson, Executrix for the Estate of Marie Johnson Goad, conveyed said property to Kimberly Koger and Carol Adkisson, as tenants in common by Executrix Deed dated September 21, 2023, and filed of record in Instrument No. 20230922-0074727, said Register's Office.

Marie E. Collins, Marie E. Johnson, Marie E. Johnson Goad are one and the same person.

Kimberly Marie Koger and Kimberly Koger are one and the same person.

This was not the marital residence of either grantor.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 1812, page 388, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3904 Brush Hill, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of December, 2023

Kimberly Koger

STATE OF COLORADO)
COUNTY OF DOUGLAS)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly Koger, the within named bargainor, 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, at office, this 12th of December, 2023.

Notary Public
My Commission Expires: 01/11/2024

GEORGE J HEGSTROM
Notary Public
State of Colorado
Notary ID # 20084009087
My Commission Expires 01-11-2024

Witness my hand this 14th day of December, 2023

Carole Adkisson

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carole Adkisson, the within named bargainor, 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, at office, this 14th of December, 2023.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 14, 2023** (date of document).

Affiant Signature

December 18, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25