Karen Johnson Davidson County
Batch# 1104338 DEEDWARR
02/26/2024 08:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20240226-0012686

This Instrument Prepared By:

Law Office of W. Derek Malcolm
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

WARRANTY DEED

THIS DEED, made and entered into on this the 22nd day of February, 2024, by and between **NASHWOOD REAL ESTATE, INC.**, party of the first part, and **KALOB GRIFFIN, an unmarried man,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 152, Section Two, First Addition, Trinity Hills Village, according to survey and plat of same appearing of record in Book 4460, pages 45 & 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nashwood Real Estate Inc., by Warranty Deed dated March 2, 2023, from Music City Financial, LLC, which appears of record in the aforesaid Register's Office as Instrument No. 20230306-0015714.

THE PROPERTY ADDRESS AND/OR TAX PARCEL IDENTIFICATION NUMBER SHOWN HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS, AND ARE NOT HEREBY INSURED.

THIS INFORMATION SHALL NOT BE CONSTRUED AS AMENDING OR ALTERING THE DESCRIPTION SET FORTH ABOVE IN ANY WAY:

Tax Map No. 060-13-0-130.00

Property Address: 516 Pascal Court, Nashville, TN 37207

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, his successors and assigns in fee simple forever.

The party of the first part covenants with the party of the second part that it is lawfully seized and possessed of the property herein described and hereby conveyed, that it has a good right and full authority to convey same, that the same is unencumbered; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2024 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, by it's duly authorized officer, on the day and year first above written.

NASHWOOD REAL ESTATE, INC.

By: _____

Derk Cheetwood, President

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, DERK CHEETWOOD, President of NASHWOOD REAL ESTATE, INC., the within named bargainor, a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of NASHWOOD REAL ESTATE, INC., as such President.

WITNESS my hand, at office, this the 22nd day of February, 2024.

Notary Public

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11-6-2024

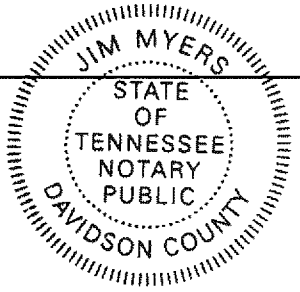
NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Kalob E. Griffin
c/o Neighborhood Mortgage Inc.
Address: 1835 Lockeway Drive, Suite 306
Alpharetta, GA 30004
,

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 22nd day of February, 2024.

Notary Public



My Commission Expires:

1/16/2024

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/22/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: ~~of~~ 02/22/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 22 **day of** February, 2024.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

