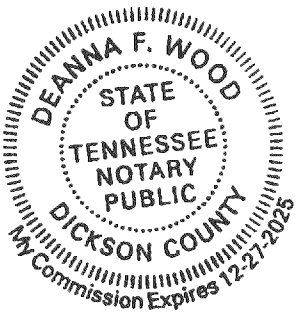


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of March, 2024.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michaela Amato	New Owner	142090A03100CO
(NAME)	(NAME)	
846 Todd Preis Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **William Griggs, a single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michaela Amato, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, Being Unit No. 30B, on the Plan of Doral Country Villa Condominiums, Section 2, of record in Plat Book 4860, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William Griggs, a single man, by deed from Leah Rosenbaum, unmarried, of record in Instrument No. 20200817-0092189, dated August 11, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 846 Todd Preis Dr., Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Karen Johnson Davidson County
Batch# 1113784 DEEDWARR
03/21/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20240321-0019671

Witness our hands this 20th day of March, 2024.

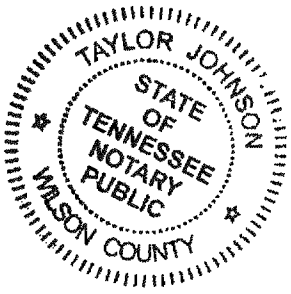
William Griggs

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Griggs, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of March, 2024.

Notary Public
My Commission Expires: 3/19/2025



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kara Critchfield *(custodian's name)*, 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 March 20, 2024 *(date of document)*.

Kara Critchfield
Custodian's Signature

3-21-2024
Date

STATE OF TENNESSEE
COUNTY OF Dickson

Sworn to and subscribed before me this 21 day of March, 2024.

Jennifer Hudgins
Notary Public

MY COMMISSION EXPIRES: 2-23-2028

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON