Karen Johnson Davidson County
Batch# 1118931 DEEDWARR
04/04/2024 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20240404-0023800

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-07441

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ashraf Tadros, a married man 4094 Lavergne Couchville Pike Antioch, TN 37013	same	165 00 0 088.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna Griffin, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashraf Tadros, a married man**, hereinafter called the Grantees, their successors 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, according to a survey by Robert L. Spears, Registered Land Surveyor #126, dated October 04, 1994, and described according to said survey as follows:

Beginning at an iron rod on the Westerly line of property of Donald R. Griffin, said point being the Southeasterly corner of property of Allen Newcomb, said point also being the Northerly corner of subject tract; thence, with Donald R. Griffin's Westerly line, South 2 deg. 17 min. 37 seconds West, 341.91 feet to an iron rod; thence, leaving said line, North 49 deg. 11 min. 31 seconds West, 162.34 feet to an iron rod; thence, North 30 deg. 06 min. 10 seconds East, 272.27 feet to the point of beginning and containing 0.50 acre or 21,715 square feet.

AND

Being described according to a survey made by Hickerson & Pleasant Engineers, dated Jan. 21, 1967, as follows:

Beginning at an iron pin in the Northwesterly margin of Lavergne Couchville Pike, 750 feet more or less Northeast of the North intersection of said Pike and Pin Hook Road; thence leaving said Pike, North 9° 15' East 725 feet to an iron pin, a corner of the T. M. Haughan property; thence South 52° 15' East 418 feet to an iron pin in the Northwesterly margin of Lavergne Couchville Pike; thence with the Pike as follows, South 48° 00' West 263 feet to an iron pin at the P.C. of a curve; thence continuing with said Pike, Southwesterly having a radius of 2,200, a distance of 385.0 feet to the point of beginning, containing 3.0 acres.

Less and except the portion conveyed in Warranty Deed of record in Instrument No. 20170404-0032734, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Donald R. Griffin and wife, Donna E. Griffin, by Quit Claim Deed from Donald R. Griffin, a/k/a Donald Griffin, and wife, Donna E. Griffin, of record in Instrument No. 20140711-0061400 as corrected in Instrument No. 20140814-0073497), in the Register's Office of Davidson County, Tennessee, dated July 09, 2014, and recorded on July 11, 2014. The said Donald R. Griffin died on February 11, 2023, leaving Donna E. Griffin.

Being a part of the same property conveyed to Raymond Estes, by Quit Claim Deed from Donald R. Griffin and wife, Donna Elaine Griffin, of record in Book 9509, Page 101, in the Register's Office of Davidson County, Tennessee, dated October 31, 1994, and recorded on November 02, 1994.

Being same property conveyed to Donald R. Griffin, by Quit Claim Deed from Raymond Estes and wife, Dixie B. Estes, of record in Book 9509, Page 99, in the Register's Office of Davidson County, Tennessee, dated October 31, 1994, and recorded on November 02, 1994.

Being part of the same property conveyed to Raymond Estes, by Quit Claim Deed from Donald Griffin, of record in Book 9509, Page 97, in the Register's Office of Davidson County, Tennessee, dated October 31, 1994, and recorded on November 02, 1994.

Being part of the same property conveyed to Raymond Estes and Donald Griffin, as tenants in common, each holding a 1/2 undivided interest, by Warranty Deed from Fannie Lou Wheeler, a single person, of record in Book 8445, Page 131, in the Register's Office of Davidson County, Tennessee, dated September 12, 1991, and recorded on September 18, 1991.

Being the same property conveyed to Donald R. Griffin, by Quit Claim Deed from Nellie Faye Griffin, of record in Book 5683, Page 292, in the Register's Office of Davidson County, Tennessee, dated November 17, 1980, and recorded on November 26, 1980.

Being the same property conveyed to Nellie Faye Griffin, by Final Decree from Donald R. Griffin, of record in Book 5652, Page 872, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donald R. Griffin and wife, Nellie Faye Griffin, by Warranty Deed from Sadie Griffin, now Hill, of record in Book 4114, Page 131, in the Register's Office of Davidson County, Tennessee, dated March 20, 1967, and recorded on March 23, 1967.

Being part of the same property conveyed to Allen Griffin and Wife, Sadie Griffin, by Deed from Clarence Nipper and Wife, Mary Nipper of record in Book 857, Page 144, in the Register's Office of Davidson County, Tennessee, dated July 22, 1930, and recorded on July 22, 1930.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4094 Lavergne Couchville Pike, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 2nd day of April, 2024

Donna Griffin

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 2nd day of April, 2024.

Sandra L Mitsos

Notary Public

My Commission Expires: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 4/2/2024 (date of document).

Affiant Signature

4/4/2024
Date

State of Michigan
County of Wayne

Sworn to and subscribed before me this 4th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 06.02.2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne