This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3108-TC

Karen Johnson Davidson County
Batch# 1129409 DEEDWARR
05/01/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240501-0031615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2024.

Notary Public
My Commission Expires: 10-4-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bart Shane Hyatt 801 Poplar Ridge Court Nashville, TN 37221	Regions Bank d/b/a Regions Mortgage P.O. Box 200401 Florence, SC 29502-0401	141 06 0A 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Thomas Lewis Griggs and Alaina Charlene Griggs, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bart Shane Hyatt, 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Poplar Ridge, Section 4 of record in Plat Book 9700, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Lewis Griggs and Alaina Charlene Griggs, husband and wife, by Warranty Deed from Josh Green and wife, Kayce Green of record in Instrument No. 20210714-0094717, in the Register's Office of Davidson County, Tennessee, dated July 8, 2021 and recorded on July 14, 2021.

This is improved property located at: **801 Poplar Ridge Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Whenever used, the singular number 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 30th day of April, 2024.

GRANTOR:

Thomas Lewis Griggs

Alaina Charlene Griggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Lewis Griggs and Alaina Charlene Griggs, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202405010031615

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 30, 2024**.

Affiant Signature

04/30/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 30, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

