Karen Johnson Davidson County
Batch # 1133934 DEEDWARR
05/13/2024 10:46:09 AM 2 pgs
Fees: $13.00 Taxes: $9,805.00
20240513-0034953

File No. 37284-4 Box 14

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,650,000.00. Kathryn Goodson Affiant Subscribed and sworn to before me, this the 10th day of May, 2024. Notary Public My commission expires: 10/20/26

NATALIE A MCKEE NOTARY PUBLIC TENNESSEE My Comm Exp. October 20, 2026 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
3005 New NatchezTrace Nashville, TN 37215 New Owner David Tate Rich, Jr. Revocable Trust dated February 11, 2020		117-02-0-067.00

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTIN BRADLEY GRIFFIN AND MAEGAN B. GRIFFIN, TRUSTEES OF GRIFFIN FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 20, 2021**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID TATE RICH, JR., TRUSTEE OF THE DAVID TATE RICH, JR. REVOCABLE TRUST DATED FEBRUARY 11, 2020**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3, in Block 5, on the Plan of Walter Stokes, a Development of Stokes Tract of record in Plat Book 974, Page 24, 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 Martin Bradley Griffin and Maegan Griffin, husband and wife by Warranty Deed from Stephen Church, trustee of The 8GCO Revocable Living Trust dated July 21, 2014 of record in Instrument No. 20200618-0064191 Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 18, 2020.

Being the same property conveyed to Martin Bradley Griffin and Maegan B. Griffin, co-trustees Griffin Family Revocable Living Trust agreement dated April 20, 2021 by Quitclaim Deed from Martin Bradley Griffin and Maegan Griffin, husband and wife of record in Instrument No. 20210426-0055104 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 26, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3005 New Natchez Trace, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of May, 2024.

Griffin Family Revocable Living Trust Agreement dated April 20, 2021

By: _____ Co-Trustee
Martin Bradley Griffin, Trustee

By: _____ Co-Trustee
Maegan B. Griffin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martin Bradley Griffin and Maegan B. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Griffin Family Revocable Living Trust Agreement dated April 20, 2021, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2024.

_____
Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON