THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1142477 DEEDWARR
06/03/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20240603-0041352

ADDRESS NEW OWNER
Vincent Lillegard
421 Greenway Glen Way
Nashville, TN 37209

SEND TAX BILLS TO
new owner

MAP/PARCEL
103-07-0A-007.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PATRICK J. GRIFFITH AND WIFE, BRITTNEY T. GRIFFITH,** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **VINCENT LILLEGARD, AN UNMARRIED MAN** ("Grantee" herein), his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the map entitled the Plan of Greenway Glen Subdivision, of record in Instrument No. 20090127-0007125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRITTNEY TESTERMAN, UNMARRIED, by deed from HAUCO LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150227-0017243, dated February 26, 2015, said Register's Office. Being further conveyed to PATRICK J. GRIFFITH AND WIFE, BRITTNEY T. GRIFFITH, by quitclaim deed from BRITTNEY TESTERMAN, UNMARRIED, N/K/A BRITTNEY T. GRIFFITH, MARRIED, of record in Instrument No. 20200804-0085916, dated August 3, 2020, said Register's Office.

This is improved property known as: 421 Greenway Glen Way, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTORS have hereunto set their hands as of this 3rd day of June, 2024.

PATRICK J. GRIFFITH

BRITTNEY T. GRIFFITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared PATRICK J. GRIFFITH AND BRITTNEY T. GRIFFITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 3rd day of June, 2024.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,400,000.00.**

Affiant

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 6/3/24 (date of document).

Affiant Signature

6/3/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

