Name and Address of New Owner:
Johnny Jackson
1308 Dalemere Drive
Nashville, TN 37207
Send Tax Bills To:
NEW HOMEOWNER

Karen Johnson Davidson County
Batch# 1149512 DEEDWARR
06/20/2024 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $638.25
20240620-0046485

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 041-03-0-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Estate of Warren R. Griggs by Deborah Lee Griggs, Michael Griggs, and Shara Blackwell, all Individually,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Johnny Jackson, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

THE FOLLOWING TRACT OR PARCEL OF LAND, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 6, OF RECORD IN BOOK 3700, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Warren R. Griggs, a married man by Deed dated August 20, 2014, from Warren R. Griggs and wife, Deborah L. Griggs, recorded November 20, 2014, in Instrument Number 20141120-0107098, in the Official Records of Davidson County, Tennessee. The said Warren R. Griggs died intestate on 04/05/2024. Affidavit of heirships of record for Warren R. Griggs at Instrument Number 202406200046483 _202406200046484___202406200046484

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1308 Dalemere Drive, Nashville, TN, 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of June, 2024.

The Estate of Warren Griggs

By: _____ (SEAL)
Deborah Lee Griggs, Individually

By: _____ (SEAL)
Michael Griggs, Individually

By: _____ (SEAL)
Shara Blackwell, Individaully

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of June, 2024, before me personally appeared Deborah Lee Griggs, Michael Griggs, and Shara Blackwell, all Individually of The Estate of Warren Griggs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2024.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $172,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shara Blackwell

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 20th day of June, 2024.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 6-20-24.

Drusilla Bryant
Affiant Signature

6/20/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of June, 24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026