Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1177

Karen Johnson
Batch # 1157245
07/11/2024 03:32:39 PM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20240711-0052259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brannan Brooks Griffin, a single man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher S. Mantel and Kristin K. Mantel, Co-Trustees of The Kristin K. Mantel Trust, dated 11/26/2019 and restated 07/13/2020**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 319, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Plat at Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, 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 Brannan Brooks Griffin, a single man by Warranty Deed from Patrick Wilson and Shawna Wilson, husband and wife of record in Instrument No. 20210608-0076812 Register's Office for Davidson County, Tennessee, dated June 4, 2021 and recorded on June 8, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1900 12th Avenue South #319, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Kristin K. Mantel Trust **1900 12th Avenue South #319** **Nashville, TN 37203**	**NEW OWNER**	**105-09-1H-042.00**

WITNESS THE EXECUTION HEREOF this 8th day of July, 2024.

Brannan Brooks Griffin

State of Georgia
County of DeKalb

On this 8th day of July, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brannan Brooks Griffin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Bernard Cureton
Notary Public

My Commission Expires: 06/20/2026

OFFICIAL SEAL
BERNARD CURETON
NOTARY PUBLIC-GEORGIA
FULTON COUNTY
My Comm. Expires 06/20/2026

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of July, 2024.

Lydia H Weaver
Notary Public

My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY