Karen Johnson Davidson County
Batch# 1158532 DEEDWARR
07/16/2024 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240716-0053406

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Muluken Wedaj	new owner	
(NAME)	(NAME)	14801007300
1413 Trumpet Lily Place		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Joyce G. Ramsey and Jimmy Dale Griggs, Joint Successor Trustees of The Richard L. Griggs and Wanda E. Griggs Revocable Living Trust** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Muluken Wedaj** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 204 on the plan of Hillbrook Section II, of record in Book 3300, Page 12, Register's Office for said County.

Said Lot No. 204 fronts 90 feet on the south side of Lucky Drive and extends back 117.0 feet on the west line and 124.2 feet on the east line in the rear on which it measures 61 feet.

Being the same property conveyed to The Richard L. Griggs and Wanda E. Griggs Revocable Living Trust, by virtue of that certain Quit Claim Deed dated January 22, 1999, and being of record at Book 11311, Page 474 in the Register's Office of Davidson County, Tennessee. Richard L. Griggs having pre-deceased Wanda E. Griggs on/or about September 28, 2020. Wanda E. Griggs and deceased on/or about Janaruy 8, 2022.

Being the same property previously conveyed to Richard L. Griggs and wife, Wanda E. Griggs by virtue of Warranty Deed dated May 30, 1962 at Book 3399, Page 133 in the said Register's Office.

Richard L. Griggs having since deceased on September 28, 2020, leaving Wanda E. Griggs as the surviving and sole Trustee/Trustor of The Richard L. Griggs and Wanda E. Griggs Revocable Living Trust. Wanda E.Griggs having since deceased on January 8, 2022. Joint Successor Trustees established upon death, Joyce G. Ramsey and Jimmy Dale Griggs, as referenced in Certificate of Trust of record at Instrument No. __20240716005340 5_____ in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 205 Lucky Dr. Nashville, TN 37211
(unimproved / improved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 15th day of July, 2024.

Joyce G. Ramsey and Jimmy Dale Griggs, Joint Successor Trustees of The Richard L. Griggs and Wanda E. Griggs Revocable Living Trust

Joyce G Ramsey Successor Trustee

By: Joyce G. Ramsey, Successor Trustee

Jimmy Dale Griggs SUCCESSOR TRUSTEE

By: Jimmy Dale Griggs, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joyce G. Ramsey and Jimmy Dale Griggs, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Joint Successor Trustees of The Richard L. Griggs and Wanda E. Griggs Revocable Living Trust, and are authorized by The Richard L. Griggs and Wanda E. Griggs Revocable Living Trust, to execute this instrument on behalf of The Richard L. Griggs and Wanda E. Griggs Revocable Living Trust.

WITNESS my hand and official seal at office this 15th day of July, 2024.

Notary Public
My Commission Expires: 1-6-25



Certificate of Authenticity

I, Holly A. Mason, 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 July 15, 2024.

Affiant Signature

7/15/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of July, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026