WARRANTY DEED

Karen Johnson
Batch # 1172261
08/20/2024 12:56:23 PM
Fees: $13.00 Taxes: $1,239.50

Davidson County
DEEDWARR
2 pgs

20240820-0063832

File #24-TC-0803-207

STEPHANIE A. GLENN (SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Sandy McCallen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 2-1-27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Charles Palmer, Jr. and Kevin C. Palmer, Sr. (NAME)	Movement Mtg (NAME)	
6919 Gunder Ave (ADDRESS)	8024 Calvin Hall Rd (ADDRESS)	**105 14 0I 040.00**
Baltimore MD 21220 (CITY) (STATE) (ZIP)	Indian Land SC 29707 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JENNIFER GRIGGS AND WALTER ALLEN GRIGGS, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KEVIN CHARLES PALMER, JR., UNMARRIED AND KEVIN C. PALMER, SR., UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 40, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jennifer Griggs and Walter Allen Griggs, wife and husband, by Warranty Deed from Denise Dworsak and Scott Dworsak, wife and husband, of record in Instrument No. 20180806-0076825, in the Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 6, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140715-0062248.
* Easement for Sanitary Sewers and or Storm Drainage, recorded in Book 4166, Page 14.
* All of the terms and provisions set forth and contained in that certain Lease between Edwin B. Raskin Company, by Rex E. Pearce, Sr. Vice President, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Book 9188, Page 666.
* All of the terms and provisions set forth and contained in that certain Lease between Studio, L.L.C. d/b/a Studio Apartments, by Bill J. Simons, Sr. V.P., Edwin B. Raskin Co., Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Book 10983, Page 783.
* All of the terms and provisions set forth and contained in that certain Lease between Studio, LLC, by Bill Simons, Senior VP, for Edwin B. Raskin Company, Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Instrument No. 20030812-0114736.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 803 Hillview Heights, #207, Nashville, TN 37204.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th day of August, 2024.

Jennifer Griggs

Walter Allen Griggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2024, before me personally appeared Jennifer 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 16th day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2024, before me personally appeared Walter Allen 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 16th day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028