Karen Johnson Davidson County
Batch# 1175035 DEEDWARR
08/28/2024 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20240828-0066148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Ronald Paul Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-1-27
(AFFIX SEAL)

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Paul Pratt	Ronald Paul Pratt	
(NAME)	(NAME)	
8130 Poplar Creek Rd	8130 Poplar Creek Rd	142-05-0A-064.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(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, **DANIEL K. SULLIVAN, EXECUTOR OF THE ESTATE OF WILLIAM P. GRIFFIN, IV**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD PAUL PRATT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. K-4 on the Plan of Section Two, River Plantation Condominium Apartments, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of Section Two, River Plantation Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 334, as amended, of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to William P. Griffin by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation of record in Book 4780, page 490, Register's Office for Davidson County, Tennessee, dated January 9, 1974 and recorded on January 14, 1974. The said William P. Griffin having died on or about January 22, 1979.

Being a portion of the same property conveyed to William P. Griffin, IV, Trustee of Trust B under the Will of William Pleasant Griffin by Quitclaim deed from William P. Griffin, IV, Executor under the Will of William P. Griffin, deceased of record in Book 8149, page 810, Register's Office for Davidson County, Tennessee, dated July 11, 1990.

Being the same property conveyed to William P. Griffin, IV by Quitclaim Deed from William P. Griffin, IV, Trustee of Trust B under the Will of William Pleasant Griffin of record in Instrument No. 20100527-0041092 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on May 27, 2010. The said William P. Griffin, IV having died on or about September 22, 2023, with the Estate of William P. Griffin, IV being administered under Case No. 23P1994, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2024-1062

unimproved
This is improved x property, known as 307 Plantation Court, Nashville, TN 37221
(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 27th day of August, 2024

ESTATE OF WILLIAM P. GRIFFIN, IV
BY: Daniel K. Sullivan, Executor
DANIEL K. SULLIVAN, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Daniel K. Sullivan with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the executor of the Estate of William P. Griffin, IV and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 27th day of August, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

CH2024-1062

Tennessee Certification of Electronic Document

I, Sandy Mccollum, 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 8/27/2024 (date of document).

Affiant Signature

8/27/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

