WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23155-DS

# Warranty Deed

Karen Johnson Davidson County
Batch# 1178204 DEEDWARR
09/05/2024 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240905-0068412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2024.

Notary Public

My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Thomas Griffin<br>Nicholas Griffin | New Owners | 160-14-0D-039.00-CO |
| 5776 Stone Brook Drive | | |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILD WEST REALTY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS GRIFFIN, A SINGLE MAN AND NICHOLAS GRIFFIN, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5776, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for said County, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, Page 70, Register's Office for said County.

Being the same property conveyed to James B. Barnes, unmarried by Warranty Deed from Haury & Smith Contractors, Inc. of record in Book 5995, Page 751, Register's Office for Davidson County, Tennessee, dated January 20, 1983 and recorded on January 20, 1983.

The said James B. Barnes having died on or about June 20, 2014. See Affidavit of Heirship recorded on July 19, 2018 record Instrument Nos. 20180719-0070336 and in Instrument No. 20240524-0038958, Said Affidavit of Heirship was executed by an interested party.

Being the same property conveyed to Wild West Realty Group LLC by Warranty Deed from Bettie Catherine Orman, Heir and sole beneficiary to the estate of James B. Barnes of record in Instrument No. 20240524-0038959 Register's Office for Davidson County, Tennessee, dated May 21, 2024 and recorded on May 24, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5776 Stone Brook Drive, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of September, 2024.

***Wild West Realty Group LLC, a Tennessee Limited Liability Company***

**By:** _____
**Christopher Bean, Member**

**By:** _____
**Derek Terwilliger, Member**

**By:** _____
**Jeffrey Henry, Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Bean, Derek Terwilliger, and Jeffrey Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Wild West Realty Group LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2024.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/4/24 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 9/4/24

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 4th **day of** September, 2024.

Bria Sawyers

**Notary Signature**

**MY COMMISSION EXPIRES:** 3/20/2028

**Notary's Seal (if on paper)**

