Karen Johnson
Batch # 1182248
09/16/2024 03:50:57 PM
Fees: $13.00 Taxes: $2,294.00

Davidson County
DEEDWARR
2 pgs

20240916-0071523

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-24091-24

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Amy J. Renfro
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH day of SEPTEMBER, 2024

Carmen Coats
NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Guy Renfro and Amy Rebecca Renfro 304 East Griffin Court, Nashville, TN 37221	UNITED WHOLESALE MTG, LLC 100 SOUTH BLVD, EAST PONTIAC, MI 48341	155-03-0D-084-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($620,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RADACH & JOHNSON HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM GUY RENFRO AND AMY REBECCA RENFRO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of ALLENS GREEN, SECTION 1, of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Radach & Johnson Homes, LLC, by Warranty Deed from William P. Griffin, IV, Administrator of the Estate of Barbara Smith Griffin, of record in Instrument No. 20230331-0023392, in the Register's Office of Davidson County, Tennessee, dated March 30, 2023, and recorded on March 31, 2023.

Being part of the same property conveyed to Barbara Smith Griffin, by Quitclaim Deed from Barbara Smith Griffin, Executrix of the Estate of Charles W. Griffin, of record in Instrument No. 20110912-0070542, in the Register's Office of Davidson County, Tennessee, dated September 09, 2011, and recorded on September 12, 2011. The said Barbara Smith Griffin died testate on July 08, 2021. Pursuant to Order of Probate filed in Docket No 22P-951 in the Second Circuit Court for Davidson County, Tennessee (Probate Division), William P. Griffin, IV was appointed as Administrator, and granted the authority to execute any documentation to effectuate the sale of subject property by Order Approving the Sale of Real Property and Approval of Proposed Contract filed in Docket No 22P-951, in the Second Circuit Court for Davidson County, Tennessee (Probate Division).

Being part of the same property conveyed to Charles W. Griffin, Jr, by Quit Claim Deed from Barbara Smith Griffin, Executrix under the will of Helen Sona Griffin, of record in Book 10504, Page 881, in the Register's Office of Davidson County, Tennessee, dated June 18, 1997, and recorded on June 25, 1997. The said Charles W. Griffin, Jr died testate on February 2, 2009, and pursuant to his Last Will and Testament filed in Docket No 10P-311 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), he devised the subject property to his wife, Barbara Smith Griffin.

Being part of the same property conveyed to Charles W. Griffin, Jr., a six and 3/10 percent (6.3%), by Warranty Deed from Helen Sona Griffin, of record in Book 5985, Page 918, in the Register's Office of

Davidson County, Tennessee, dated December 25, 1982, and recorded on December 30, 1982.

Being part of the same property conveyed to Charles W. Griffin and wife, Helen Sona Griffin, by Warranty Deed from Idelia Castleman of record in Book 3398, Page 197, in the Register's Office of Davidson County, Tennessee, dated May 25, 1962, and recorded on May 29, 1962. The said Charles W. Griffin died on or about February 26, 1964, then Helen Sona Griffin died testate on March 20, 1994, Pursuant to her Last Will and Testament filed in Will Book 190, Page 207, devising the subject property to her son Charles W. Griffin, Jr. in (Docket No. 94P-608) in the Probate Court for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 304 East Griffin Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4th day of September, 2024

GRANTOR(S)

Radach & Johnson Homes, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Johnson, Member/Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Matthew Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Radach & Johnson Homes, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

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

_____
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY