WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2024

Notary Public

MY COMMISSION EXPIRES:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-1428

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Andrew Griggs & Kelly Diane Griggs	New Owner	053-12-0-042.00
(NAME)	(NAME)	
124 Becker Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, WE, **Logan Garner and spouse, Iris Garner f/k/a Iria Moran,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Andrew Griggs and Kelly Diane Griggs, husband and wife,** 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 the Northwesterly portion of Lot Nos. 18 and 19 and a Southeasterly portion of Lot No. 20, Block "B" on the Subdivision Map No. 3 of Life & Casualty Insurance Co., property at Old Hickory, of record in Book 974, Page 11, Register's Office for said County and described as follows:

Beginning at a point in the Southwesterly margin of Becker Avenue, 108 feet Northwesterly from the Southwest corner of Becker Avenue and Park Circle, thence Southwestwardly and parallel to the line between Lot 19, 20, 83.4 feet to an iron stake; thence Northwestwardly and parallel to Becker Avenue, 78 feet to an iron stake; thence Northeastwardly and parallel to the line between Lots 18, 19, and 20, 83.4 feet to the point in the Southwesterly margin of Becker Avenue; thence with said margin Southeasterly 78 feet to the point of beginning.

Being the same property conveyed to Logan Garner, a single woman and Iris Morgan, a single woman tenants in common with rights of survivorship by Warranty Deed from Kenneth R. Greer and Stanley H. Morris, Jr of record in Instrument No. October 14, 2021 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on 20211014-0138278.

Karen Johnson Davidson County
Batch# 1188406 DEEDWARR
10/01/2024 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241001-0076062

Iris Moran having since married and is now known as Iris Garner. Iris Moran and Iris Garner being one and the same person.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.

This property, known as 124 Becker Avenue, Old Hickory, TN 37138
(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 our hands this 30 DAY OF Sept, 2024.

Logan Garner

Iris Moran

STATE OF MINNESOTA
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Logan Garner, a single woman and Iris Moran, a single woman tenants in common with rights of, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of October, 2024.

Notary Public

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

My commission expires: 1/31/30

(SEAL)

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **September 30, 2024**.

Date

Affiant Signature

September 30, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **September**, 20**24**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)