Karen Johnson Davidson County
Batch# 1191257 DEEDWARR
10/09/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241009-0078384

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-4410

STATE OF TENNESSEE
COUNTY OF Montgomery

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of October, 2024

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gentian Marie Drumright 3800 Whites Creek Pike Nashville, TN 37207	Flagstar Bank, NA P.O. Box 7646 Springfield, OH 45501-7646	049-00-0-103.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jackie Ray Griggs and Suzanne Angel Griggs, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gentian Marie Drumright, a married woman

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 the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated April 7, 1955, as follows:

BEGINNING in the center of Whites Creek Pike at the Southeast comer of the property conveyed to James N. Pirtle and wife, by Deed from P. M. Chaffin and wife, of record in Book 2346, Page 624, Register's Office for said County; thence, with the center of said Pike, south 38 deg. 20' East 100 feet to an iron pin, the Northeast comer of the property conveyed to Burton N. Barnes and wife, by Deed from P. M. Chaffin and wife, of record in Book 2395, Page 46, said Register's Office; thence, with the northwesterly line of said Burton property, South 59 deg. 20' West 1030 feet to an iron pin in the center of Whites Creek; thence, with the center of said Creek northwardly 100 feet to the southeasterly line of said Pirtle property; thence, with said line, North 48 deg. East 962 feet to the point of beginning.

Being the same property conveyed to Suzanne A. Angel, unmarried, by Warranty Deed from William P. Kelly, married, of record in Instrument No. 20061107-0138464 Register's Office for Davidson County, Tennessee, dated 10/31/2006 and recorded on 11/7/2006. (Value of consideration shown in aforementioned deed $90,000.00.) Being also known as 3800 Whites Creek Pike Nashville, Tennessee 37207.

Being the same property conveyed to Jackie Ray Griggs and Suzanne Angel Griggs by Quitclaim deed from Suzanne A. Angel of record in Instrument No. 20150612-0055854 Register's Office for Davidson County, Tennessee, dated 6/12/2015 and recorded on 6/12/2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3800 Whites Creek Pike Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3800 Whites Creek Pike, Nashville, TN 37207

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 so 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.

Dated this the 4th day of October, 2024.

Jackie Ray Griggs

Suzanne Angel Griggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of October, 2024, before me personally appeared Jackie Ray Griggs and Suzanne Angel 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 4th day of October, 2024.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 10/4/2024.

Affiant Signature – Joshua A. Terry

10/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/8/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27