This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $515,000.00.

Affiant

Subscribed and sworn before me this the 9th day of October, 2024.

Notary Public
My commission expires:

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2025

Karen Johnson Davidson County
Batch# 1194097 DEEDWARR
10/16/2024 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20241016-0080113

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caroline Griffin and Christopher Lynn **407 Port Drive** **Madison, TN 37115**	**FirstBank** **PO Box 60535** **City of Industry, CA 91716-0535**	0051-02-030.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN D. LOGAN, A SINGLE MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAROLINE GRIFFIN AND CHRISTOPHER LYNN, WIFE AND HUSBAND, AND DONNA LYNN, AN UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:

Being Tract No. 7 on the unrecorded survey of Turner Engineering Company, Inc., dated July 17, 1961, and being part of Lot No.6 on the Plan of Dennis P. Coleman not of record and being described as follows: Said Tract No. 7 fronts 100 feet on the northeasterly margin of Port Drive and runs back 406.2 feet to the northeasterly side and (erroneously typed "of' in prior deed of record) 442.0 feet on the southwesterly side to a line in the rear on which it measures 106.2 feet

Being the same property conveyed to Nathan D. Logan, by Quitclaim deed dated 04/06/2020, from Jennifer Logan f/k/a Jennifer Marie Rower, of record in Instrument No. 20220822-0094271, as corrected in Instrument No. 20200409-0037476, Register's Office for said County.

Also being the same property conveyed to Nathan D. Logan, a single man, and Jennifer Marie Rower, a single woman, dated 09/07/2007 and recorded 09/11/2007 in Instrument No. 20070911-0108886, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 407 Port Drive, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 9th day of October, 2024.

Nathan D. Logan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan D. Logan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2024.

My commission expires:
7/17/2028

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **October 9, 2024**.

Date

Affiant Signature

October 9, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025