Karen Johnson
Batch # 1198712
10/30/2024 12:11:22 PM
Fees: $18.00 Taxes: $2,201.50
Davidson County
DEEDWARR
3 pgs
20241030-0083566

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0592

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Lloyd Griffin and Gail Griffin Joint Revocable Living Trust	NEW OWNER	Map: 171030B13700CO
(NAME) 641 Old Hickory Blvd. Unit 47	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($595,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER D. HUNLEY, EXECUTRIX FOR THE ESTATE OF JOYCE SHANE SADLER AND JENNIFER D. HUNLEY F/K/A JENNIFER JEFFCOAT AND STEPHANIE HOLLAND, DEVISEES UNDER THE WILL OF JOYCE SHANE SADLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GAIL W. GRIFFIN, TRUSTEE OF THE LLOYD H. GRIFFIN AND GAIL W. GRIFFIN JOINT REVOCABLE LIVING TRUST DATED NOVEMBER 4, 1996,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain property in Davidson County, TN, described as Lot 53, Unit 47 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Phase One, Section Three, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 354, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435, Book 10224, page 683, Book 10628, page 517, Book 10895, page 778, Instrument No. 20000726-0073752, Instrument No. 20050705-0076596 and Instrument No. 20000718-0070558, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 435, Book 10224, page 683, Book 10628, page 517, Book 10895, page 778, Instrument No. 20000726-0073752, Instrument No. 20050705-0076596 and Instrument No. 20000718-0070558, said Register's Office, and By-Laws recorded in Book 10126, page 486, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Malcolm F. Sadler and wife, Joyce S. Sadler, by deed from Kyle W. Jennings and wife, Renee T. Jennings, of record in Instrument No. 20070827-0102290, dated August 24, 2007, Register's Office for said County. The said Malcolm F. Sadler died on March 5, 2008 and title vested in Joyce S. Sadler, as surviving tenant by the entirety. The said Joyce S. Sadler died testate on July 27, 2024 and the Will was admitted to Probate as Probate No. 24P-1652 of record in the Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Joyce Shane Sadler. Pursuant to said Will, the real property conveyed herein is to be

administered as part of the probate estate, subject to the control of Jennifer Hunley as the Executrix of the Estate.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 534, said Register's Office.

(1) Water Main Easement of record in Book 11201, Page 713, in the Register's Office for Davidson County, Tennessee; (2) Sanitary Sewer Easement of record in Book 11201, Page 790, Register's Office for said County; (3) Charter for Homeowner's Association of record in Book 8920, Page 40, said Register's Office; (4) PUD Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee; (5) Restriction of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee; (6) Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee; (7) Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee; (8) Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee; (9) Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee; (10) Water Main Easement of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee; (11) Quitclaim Deed of common areas to Homeowners Association of record in Book 11753, Page 208, in the Register's Office for Davidson County, Tennessee; (12) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109635, in the Register's Office for Davidson County, Tennessee; (13) Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000516-0049387, in the Register's Office for Davidson County, Tennessee; (14) Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee; and (15) Storm Water Detention Agreement of record in Book 10357, Page 920 and Book 10584, Page 134, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931 and Book 10694, Page 541 and DCCR's for Townhomes in Book 10126, Page 435, amended in Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20007190070558, Instrument No. 20050705-00676596, Instrument No. 20191127-0122852, Book 8920, Page 45, amended in Book 10694, Page 539. By-Law for Townhomes in Book 10126, Page 486, Book 10275, Page 959, Book 11550, Page 554, Instrument No: 20150102-0000219, Instrument No: 20191127-0122853, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 641 Old Hickory Blvd.; Unit 47, Brentwood, TN 37027
(House No.) (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 my hand this 24th day of October, 2024.

BY: _____
Jennifer D. Hunley, Executrix of the Estate of
Joyce Shane Sadler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer D. Hunley, Executrix for the Estate of Joyce Shane Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of October, 2024.

My commission expires: 3·3·26 _____
Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Witness our hands this, 24th day of October, 2024.

The Estate of Joyce Shane Sadler

BY: _____
Jennifer D. Hunley

BY: _____
Stephanie Holland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer D. Hunley and Stephanie Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of October, 2024.

My Commission Expires: 3.3.26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON