ADDRESS NEW OWNER: Prentice Griffin
605 Hallbrook Court
Hermitage, TN 37076

SEND TAX BILL TO: FirstBank
722 Columbia Avenue
Franklin, TN 37064

MAP-PARCEL NOS. 098-05-0A-039.00

Karen Johnson Davidson County
Batch# 1217732 DEEDWARR
12/18/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20241218-0098274

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kyle Jay Walden, unmarried, and Rachel Pittard Walden, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Prentice Griffin, a married man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 152 on the Plan of Hampton Hall, a Planned Unit Development, Section 1, of record in Book 9700, Page 290 and 291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kyle Jay Walden, an unmarried man, as to an undivided 50% interest, and Rachel Renee Pittard, an unmarried woman, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship, from Austen Clark, an unmarried woman, and Adam Tully, an unmarried man, by Warranty Deed recorded on November 8, 2010, in Instrument No. 20101108-0089263, Register's Office for Davidson County, Tennessee.

Rachel Renee Pittard is one and the same person as Rachel Pittard Walden and Rachel Griffin.

This is property with a common address of 605 Hallbrook Court, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 9700, Page 290 and 291, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the P.U.D. Boundary Plat for Hampton Hall of record in Plat Book 9700, Page 216, Register's Office for Davidson County, Tennessee.(4) Declaration of Restrictive Covenants for Hampton Hall of record in Book 10278, Page 257, as supplemented in Book 10301, Page 184, as amended in Book 10444, Page 400 and in Book 10640, Page 947, said Register's Office.(5) Notice of Invalid Amendment of reocrd in Instrument No. 20210202-0015066, said Register's Office.(6) Charter of Hampton Hall Homeowners' Association, Inc. of record in Book 10290, Page 216, said Register's Office.(7) Quitclaim Deed to Hampton Hall Homeowners Association, Inc., for common area and open space of record in Book 10420, page 359, said Register's Office.(8) Stormwater Detention Agreement of record in Book 10584, Page 114, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of December 2024.

Kyle Jay Walden

Rachel Pittard Walden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kyle Jay Walden and Rachel Pittard Walden** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 17th day of December 2024.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $332,000.00.

Affiant

Subscribed and sworn before me this 17th day of December 2024.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

File No. 2412-143

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **December 17, 2024** (date of document).

Cindy S. Smith, Affiant

12/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 18th day of December, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026