7951

Karen Johnson Davidson County
Batch# 1225473 DEEDWARR
01/13/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250113-0002151

Name and Address of New Owner:
Erica Ritter Fye and Tony Wallace Fye
212 Windmill Trail
Nashville, TN 37076

Send Tax Bills To:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio TX 78216

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 086 12 0A 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ralph N. Griggers, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erica Ritter Fye and Tony Wallace Fye, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 103, on the survey entitled, "Resubdivision of Open Space "B", Section One and Lots 29, 30,103 & 116, Section Two, Tulip Grove Pointe", as shown on the plat of the same of record in Instrument No. 20121030-0099506, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ralph N. Griggers, a single man, his/her/their heirs and assigns by Deed dated February 26, 2020 from Adam Prince and wife, Melissa S. Prince, recorded February 27, 2020, in Instrument Number 202002270021699, in the Official Records of Davidson County, Tennessee.

This is (X) improved or ☐ unimproved property located at: 212 Windmill Trail, Nashville, TN 37076

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27 day of December, 2024.

Ralph N. Griggers (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of December, 2024, before me personally appeared Ralph N. Griggers, 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 27 day of December, 2024.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of January, 2025

Notary Signature
My commission expires:

SHANNON BARLOW NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 17, 2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 2nd day of January, 2025.

1-2-2025

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 2nd day of January, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 17, 2027