WARRANTY DEED

Karen Johnson Davidson County
Batch# 1235355 DEEDWARR
02/07/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,754.50
20250207-0009611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Perry Andrew Griffin and Haley Stone Griffin	New owner	
(NAME) **846B Kirkwood Avenue**	(NAME) Property	**118-02-3A-002.01-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHARON B. TILLMAN, RUSSANNE L. BUCHI-FOTRE', ERNEST RUSSELL BUCHI, JR., TRUSTEES OF THE KEBU TRUST, AN UNDIVIDED ONE-HALF (1/2) INTEREST AND SHARON B. TILLMAN, LANELL B. PAGETT, RUSSANNE L. BUCHI-FOTRE' AND ERNEST RUSSELL BUCHI, JR., CO-TRUSTEES OF THE SEASCAPE TRUST, AN UNDIVIDED ONE-HALF (1/2) INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PERRY ANDREW GRIFFIN AND HALEY STONE GRIFFIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 846B on the plan of Homes at 846 Kirkwood Avenue, A Horizontal Property Regime With Private Elements established and of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220630-0076168, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Erban Realty Company by Warranty deed from Katherine L. Colson of record in Book 8690, page 377, Register's Office for Davidson County, Tennessee, dated July 31, 1992 and recorded on July 31, 1992.

Erban Realty Company was a sole partnership of E. R. Buchi, Sr.. The said E. R. Buchi, Sr. died testate devising said property to the Restated Revocable Trust of E. R. Buchi, Sr., dated October 27, 1998 in his Last Will and Testament of record in Docket No. 00P-882, Probate Division of the Circuit Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Sharon B. Tillman, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr. as Trustees of the Kebu Trust, an undivided one-half (1/2) interest and Sharon B. Tillman, Lanell B. Padgett, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Co-Trustees of the Seascape Trust, an undivided one-half (1/2) interest by Quitclaim deed from James A. Tillman, Successor Trustee of the Restated Revocable Trust of E. R. Buchi, Sr., dated October 27, 1998 of record in Instrument No. 20001222-0125671, Register's Office for Davidson County, Tennessee, dated December 22, 2000 and recorded on December 22, 2000.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 124, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20220630-0076168, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **846B Kirkwood Avenue, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF FEBRUARY, 2025.

Seascape Trust

BY: _____
Sharon B. Tillman
Co-Trustee

BY: _____ 2/7/2025
Ernest Russell Buchi, Jr.
Co-Trustee

BY: _____
Lanell B. Padgett
Co-Trustee

BY: _____
Russanne L. Buchi-Fotre'
Co-Trustee

Kebu Trust

BY: _____
Sharon B. Tillman
Co-Trustee

BY: _____
Russanne L. Buchi-Fotre'
Co-Trustee

BY: _____
Ernest Russell Buchi, Jr.
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON B. TILLMAN, ERNEST RUSSELL BUCHI, JR., LANELL B. PADGETT, RUSSANNE L. BUCHI-FOTRE', CO-TRUSTEES of SEASCAPE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 7th of February, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON B. TILLMAN, RUSSANNE L. BUCHI-FOTRE', ERNEST RUSSELL BUCHI, JR., CO-TRUSTEES of KEBU TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 7th of February, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Krystal Schuster, 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 2/7/2025.

Date

Affiant Signature

2/7/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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