THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249927** Karen Johnson Davidson County Batch# 1240811 DEEDWARR 02/26/2025 12:03:30 PM 3 pgs Fees: $18.00 Taxes: $1,313.50 20250226-0014266	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2025. Notary Public My Commission Expires:

JONATHAN B HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Kyle Hudson & Solmaz Hejazi Hudson 2900 Flamingo Drive Murfreesboro, TN 37129	Send Tax Bills To: CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 105 07 2T 202.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Jake Griffin and Allison Oldacre Griffin, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kyle Hudson and Solmaz Hejazi Hudson, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 210, on the Plan of MASLOW, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221104-0119258 as amended in First Amendment of record at Instrument No. 20231208-0094829, Second Amendment of record in Instrument No. 20240417-0027346, and Third Amendment of record in Instrument No. 20240514-0035687, 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 the same property conveyed to William Jake Griffin and Allison Oldacre Griffin, a Married Couple, by Special Warranty Deed from Pillow, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240802-0058711, in the Register's Office of Davidson County, Tennessee, dated July 31, 2024, and recorded on August 02, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MERRITT-HAGAN LAND IN SOUTH NASHVILLE, as recorded in Plat Book M, Page(s) 240 (copy not available) and Plat Book N, Page 241 (copy not available).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing MASLOW Condominium of record in Instrument No. 20221104-0119258, as amended in Instrument No. 20231208-0094829, Instrument No. 20240417-0027346 and Instrument No. 20240514-0035687; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151208-0123507 and Instrument No. 20221117-0122440.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4030, Page 882.

Easement for Dedication of Public Right-of-Way, recorded in Instrument No. 20221228-0132842 and Instrument No. 20221228-0132843.

This is improved property located at 500 Merritt Ave #210 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2025.

William Jake Griffin

Allison Oldacre Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Jake Griffin and Allison Oldacre Griffin, 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, at office, this 24th day of February, 2025.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

True Copy Certification

I, **Tammy Carney,** 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 this the 24 day of February, 2025.

_____
Affiant Signature
Date 2-24-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of February, 2025.

_____
Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027