Karen Johnson Davidson County
Batch# 1242445 DEEDWARR
03/03/2025 10:31:30 AM 2 pgs
Fees: $13.00 Taxes: $1,379.73
20250303-0015510

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025

Notary Public

File No. EY-25-8778

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sekou Samassi	Mortgage Research Center	
(NAME)	(NAME)	
633 Bristol Creek Drive	1400 Forum Blvd, Ste 18	142-07-0J-633.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rebecca Anne Griffith AKA Rebecca K. Griffith, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sekou Samassi, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 633, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca K. Griffith, an unmarried woman by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190719-0071118 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 19, 2019.

The said Rebecca K. Griffith having since married. Rebecca K. Griffith is now known as Rebecca Anne Griffith. The subject property was not a martial residence of Rebecca Anne Griffith AKA Rebecca K. Griffith and as such is not subject to any marital or homestead interest.

This is property more commonly known as 633 Bristol Creek Drive, Nashville, TN 37221

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27 day of February, 2025.

Rebecca Anne Griffith

STATE OF SC
COUNTY OF Beaufort

On this 27 day of February, 2025, before me personally appeared Rebecca Anne Griffith, 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 February, 2025.

Notary Signature
My commission expires: 3/10/27

JEREMY T MCDONNELL
Notary Public, State of South Carolina
My Commission Expires
03/10/2027

I, Andy Maloney, 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 2/27/2025 (date of document).

Affiant Signature
Date 2/27/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202503030015510