Karen Johnson
Batch # 1271746
05/12/2025 10 30 19 AM
Fees $13 00 Taxes $4,218 00

Davidson County
DEEDWARR
2 pgs

20250512-0037102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No EM-25-9473

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
Michael Combs and Angela Combs		
(NAME)	(NAME)	
1824 10th Avenue South		105-09-2D-001 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	NEW OWNER	
(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, **Perry Griffin and Haley Griffin, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Combs and Michael Peter Combs, wife and husband**, 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. A, as established in Declaration of Covenants, Conditions and Restrictions for 1903 Hillside Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151119-0117344, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Perry Griffin and Haley Griffin, Husband and Wife by Warranty Deed from Kevin L. Stewart and Emily R. Stewart, Husband and Wife of record in Instrument No. 20220906-0099658 Register's Office for Davidson County, Tennessee, dated August, 18, 2022 and recorded on September 06, 2022.

This is property more commonly known as 1824 10th Avenue South, Nashville, TN 37203.

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 8th day of May, 2025

Perry Griffin

Haley Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2025, before me personally appeared Perry Griffin and Haley Griffin, 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 8th day of May, 2025.

Notary Signature
My commission expires.

