Name and Address of New Owner:
Timothy Roach
7241 Highway 70 South, Apt. 215
Nashville, TN 37221

Send Tax Bills To:
United Wholesale Mortgage, LLC
585 South Boulevard E
Pontiac, MI 48341

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

Map & Parcel No: 142-07-G-215.00

Karen Johnson Davidson County
Batch# 1279427 DEEDWARR
05/30/2025 07:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,287.60
20250530-0042318

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, **Lisa T. Griggs and Lisa T. Griggs, Guardian in the Guardianship of Saoirse Alice Griggs per Order of the Seventh Circuit Court For the Twentieth Judicial District Docket No. 13P1110, Heirs-at-Law of Estate of Emmett Lee Griggs II**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Roach, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A condominium apartment in Davidson County, Tennessee, being Unit No. 215, of the Belle Glen Phase II Condominiums, a horizontal regime created under Title 66, Section 27-10, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Belle Glen II Condominiums of record in Instrument #20001211-0121937, as amended in Instrument #20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed of record in Instrument #20001211-0121937, said Register's Office for a more complete description of said Unit.

Being the same property conveyed to James Harrison Griggs, Trustee of the James Harrison Griggs Revocable Living Trust, under agreement dated February 2, 2010 by quitclaim deed from James Griggs of record as Instrument No.20100528-0041215, said Register's Office. The said James Harrison Griggs died on July 23, 2010 and by terms of the James Harrison Griggs Revocable Living Trust, Jere Porter Griggs became successor

trustee. The said Emmett Lee Griggs, II was named as beneficiary under the terms of said trust.

Being the same property conveyed to Emmett Lee Griggs, II by Deed dated March 15, 2012 from Jere Porter Griggs, Successor Trustee of the James Harrison Griggs Revocable Living Trust, under agreement dated February 2, 2010, recorded March 28, 2012, in Instrument Number 201203280026228, in the Official Records of Davidson County, Tennessee. The said Emmett Lee Griggs, II died on or around November 26, 2012 leaving Lisa T. Griggs and Saoirse Alice Griggs as Heirs-at-Law. See Probate Case No. 13P157 and Docket No. 13P1110 in the Seventh Circuit Court for Davidson County - Probate Division.

This is improved property known as 7241 Highway 70 South, Unit 215, Nashville, Tennessee 37221.

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 Grantee, and the Grantee's 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.

[Signatures to commence on the following page]

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23 day of May, 2025.

By: Lisa T. Griggs (SEAL)
Lisa T. Griggs

By: Lisa T. Griggs (SEAL)
Lisa T. Griggs, Guardian in the Guardianship of Saoirse Alice Griggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of May, 2025, before me personally appeared Lisa T. Griggs and Lisa T. Griggs, Guardian in the Guardianship of Saoirse Alice Griggs of Estate of Emmett Lee Griggs II, 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 23 day of May, 2025.

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 $348,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Timothy Roach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of May, 2025.

Karla K. Lilley

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on May 28, 2025 (date of document).

Affiant Signature

May 28, 2025

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28 day of May, 2025.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25