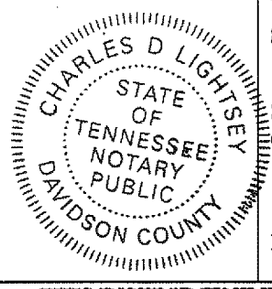
Karen Johnson Davidson County
Batch# 1281744 DEEDWARR
06/05/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250605-0044325

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 5th day of June, 2025. Notary Public My commission expires: 7/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elijah Griffy	Old National Bank	052-01-0-355.00
261 Robinwood Avenue	One Main St.	
Madison, TN 37115	Evansville, IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBECCA PRICE, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIJAH GRIFFY, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot. No. 3 on the Plan of Re-Subdivision of Lots 18, 19, 20 Power & Roth-Madison Park of record in Plat at Instrument No. 20011003-0107042, 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 Rebecca Price, a married woman and Pamela A. Price, a married woman by Warranty Deed from Nick Marchant and Jessica Marchant, husband and wife of record in Instrument No. 20190515-0045954 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 15, 2019.

Being the same property conveyed to Rebecca Price, a married woman and Pamela A. Price, a married woman, as tenants in common with right of survivorship by Quitclaim Deed from Rebecca Price, a married woman and Pamela A. Price, a married woman of record in Instrument No. 20190828-0086538 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 28, 2019.

Being the same property conveyed to Rebecca Price, a married woman by Quitclaim Deed from Pamela A. Price, an unmarried woman of record in Instrument No. 20250415-0028448 Register's Office for Davidson County, Tennessee, dated April 09, 2025 and recorded on April 15, 2025.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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.

The address of the herein described property is believed to be 261 Robinwood Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of June, 2025.

Rebecca Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebecca Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 06/05/2025.

Affiant Signature

06/05/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/05/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY