WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,300,000.00.

Affiant

Subscribed and sworn to me on 06/03/25.

NOTARY PUBLIC

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch # 1281778 DEEDWARR
06/05/2025 02:30:09 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20250605-0044374

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Thomas Griscom, III Elizabeth Griscom 3612 Belmont Blvd. Nashville, TN 37215	First Horizon Bank 165 Madison Ave Memphis, TN 38103	117 16 0 028.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew Terry Paden and Kagney Leigh Paden, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **James Thomas Griscom III and Elizabeth Griscom, husband and wife,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 2, on the Plan of RESUBDIVISION LOTS 35 AND 36, BLOCK M, MAPLEHURST as recorded in Plat Book 843, Pages 22 and 23, R.O.D.C., TN, as shown by plat appearing of record in Plat Book 6050, Page 585, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Matthew Terry Paden and Kagney Leigh Paden, husband and wife, by Warranty Deed from RER Partnership, a Tennessee General Partnership, of record in Instrument No. 20220302-0023768, in the Register's Office of Davidson County, Tennessee, dated March 01, 2022 and recorded on March 02, 2022. Also see Affidavit recorded in Instrument No. 20220325-0034779, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 3612 Belmont Blvd., Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 06/03/25.

Matthew Terry Paden

Matthew Terry Paden

Kagney Leigh Paden

Kagney Leigh Paden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/03/25, before me personally appeared Matthew Terry Paden and Kagney Leigh Paden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/03/25.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY