**NEW OWNER:**
BAYLOR GRIFFIN
124-A DULUTH AVENUE
NASHVILLE, TN 37209

**SEND TAX BILLS TO:**
New Owners

**THIS INSTRUMENT PREPARED BY:**
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 25-0777**

**Map & Parcel No.: 091054G00100**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 1292103 DEEDWARR
06/30/2025 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $2,282.90
20250630-0051479

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Seventeen Thousand and 00/100 Dollars ($617,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAYNE NORWOOD and KODY NORWOOD, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BAYLOR GRIFFIN and ABBIE GRIFFIN, husband and wife** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for 0 Duluth Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200428-0044154, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of 0 Duluth Avenue Townhomes, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200428-0044154, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to JAYNE ALEXANDER, unmarried and KODY NORWOOD, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from The MC2 Group, Inc., a Tennessee corporation, dated April 1, 2021, and of record in Instrument No. 20210405-

0044377, Register's Office for DAVIDSON County, Tennessee. Jayne Alexander is now known as Jayne Norwood by subsequent marriage to Kody Norwood.

THIS IS IMPROVED PROPERTY more commonly known as **124A DULUTH AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of June, 2025.

JAYNE NORWOOD

KODY NORWOOD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAYNE NORWOOD and KODY NORWOOD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of June, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 01, 2029

**********

The actual consideration or value, whichever is greater, for this transfer is **$617,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2025.

NOTARY PUBLIC

My commission expires: 3/28/28

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## Certificate of Authenticity

I, J. Trent Lehman, 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 6/27/25.

Date

Affiant Signature

6/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

