THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651241** Karen Johnson Davidson County Batch# 1295821 DEEDWARR 07/10/2025 01:59:30 PM 3 pgs Fees: $18.00 Taxes: $1,942.50 20250710-0054437	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2025. Notary Public My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2028

WARRANTY DEED

Address New Owner: William R. Brown 1121 Stainback Avenue Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 03 0 369.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hayden Randall Griffin and Caroline Griffin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William R. Brown, unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of SHARPE AND HORNS 1ST ADDITION TO NORTHEAST NASHVILLE, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hayden Randall Griffin, an unmarried man and Caroline Elizabeth Wallace, an unmarried woman, by Warranty Deed from Jack Foster, a married man, of record in Instrument No. 20190225-0016476, in the Register's Office of Davidson County, Tennessee, dated February 21, 2019 and recorded on February 25, 2019. Caroline Elizabeth Wallace having since married and is now known as Caroline Griffin.

The execution of this instrument is affected by the signature of Caroline Griffin as Attorney-in-Fact for Hayden Randall Griffin, which Power of Attorney is recorded in Instrument No. 202507100054436, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND HORNS 1ST ADDITION TO NORTHEAST NASHVILLE, as recorded in Plat Book 57, Page(s) 152.

This is improved property located at 1121 Stainback Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2025.

Hayden Randall Griffin
by Caroline Griffin as Attorney in fact
Hayden Randall Griffin
by Caroline Griffin, as Attorney-In-Fact

Caroline Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Caroline Griffin, 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, and who further acknowledged that they are the attorney-in-fact for Hayden Randall Griffin and they are authorized by Hayden Randall Griffin to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of July, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Ryan Lux, 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 **July 10, 2025**.

Date

Affiant Signature

July 10, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **10th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029