Karen Johnson Davidson County
Batch# 1298191 DEEDWARR
07/16/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250716-0056172

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510526

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$750,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8th day of July, 2025.

Notary Public
My Commission Expires: 5-16-28

JAMES R. THOMPSON STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 8th day of July, 2025, among:

JOHN E. GRIFFITH AND ELIZABETH J. GRIFFITH, TRUSTEES, GRIFFITH FAMILY REVOCABLE TRUST DATED NOVEMBER 28, 2018

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

AQUILLA PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CREATE AND CONSTRUCT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Linden & West Linden of record in Plat Book 1130, page 42, 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 John Griffith and Elizabeth Griffith, husband and wife by deed from J. Evan Gower and Amy E. Gower, husband and wife, dated August 3, 2018, of record in Instrument No. 20180807-0077424, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Trust dated November 28, 2018 by deed from John E. Griffith, a/k/a John Griffith and Elizabeth Griffith, husband and wife, dated February 7, 2019, of record in Instrument No. 20190208-0012158, said Register's Office. Being further conveyed to John E Griffith and Elizabeth J. Griffith, husband and wife by deed from John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Trust dated November 28, 2018, dated April 20, 2020, of record in Instrument No. 20200421-0041489, said Register's Office. And, further conveyed to John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Trust dated November 28, 2018 by deed from John E. Griffith and Elizabeth J. Griffith, husband and wife, dated October 8, 2021, of record in Instrument No. 20211019-0140172, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime.

Being also known as 2313 Sunset Place, Nashville, TN 37212.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

John E. Griffith and Elizabeth J. Griffith, Trustees,
Griffith Family Revocable Trust dated November 28, 2018

BY: _____, Trustee
John E. Griffith, Trustee

BY: _____, Trustee
Elizabeth J. Griffith, Trustee

State of Colorado
County of Arapahoe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John E. Griffith and Elizabeth J. Griffith** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustee** of **Griffith Family Revocable Trust dated November 28, 2018**.

Witness my hand and official seal this 26th day of June, 2025.

_____
Notary Public
My Commission Expires: 2/10/2029

KORBINN ISABELLA LEWIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194041728
MY COMMISSION EXPIRES 02/10/2029

Owner Name & Property Address:

Name: Aquilla Properties LLC and Create and Construct, LLC
Address: 2313 Sunset Place
City, State, Zip: Nashville, TN 37212

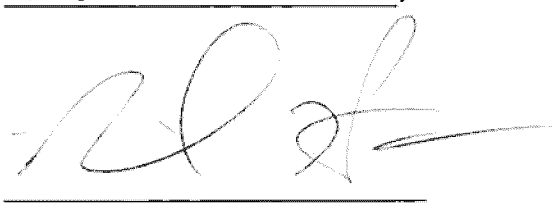
Responsible Party For Taxes:

Name: Aquilla Properties, LLC & Create and Construct, LLC
Address: 101 Skelley Lane
City, State, Zip: Columbia, TN 38401

Tax ID: 104-15-245.00

Certificate of Authenticity

I, Nick Harris, 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 8, 2025**.



Affiant Signature

7/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8** day of **July**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

