Karen Johnson Davidson County
Batch# 1319061 DEEDWARR
09/05/2025 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250905-0071217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James Griffin and Catherine Griffin	Fifth Third Bank, National Association	091-13-2M-002.00-CO
(NAME)	(NAME)	
511 B Stevenson Street	5001 Kingsley Drive, MD: IMOBAS	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Cincinatti OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ten Thousand And No/100 Dollars ($510,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICK VAN BUREN AND KATHRYN MARY VAN BUREN F/K/A KATHRYN MARY DEFATTA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES GRIFFIN AND CATHERINE GRIFFIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit B of 511 Stevenson Street, A Planned Unit Development (With Private Elements) established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200501-0045741, in the Register's Office for Davidson County, Tennessee, and depicted in Exhibit "B" of the Declaration to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn Mary DeFatta, a single woman by Warranty Deed from DeFatta Custom Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220909-0101235, Register's Office for Davidson County, Tennessee, dated September 08, 2022 and recorded on September 09, 2022.

Patrick Van Buren joins in this conveyance to relinquish any and all right, including marital rights, which he may have in said property by virtue of his marriage to Kathryn Mary Van Buren, but Patrick Van Buren is in no way obligated for the repayment of the indebtedness secured by this Deed of Trust.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 511 Stevenson Street, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 4th day of Sept, 2025.

Patrick Van Buren

Kathryn Mary Van Buren f/k/a Kathryn Mary DeFatta

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 4th day of Sept, 20 25, before me personally appeared Patrick Van Buren andKathryn Mary Van Buren f/k/a Kathryn Mary DeFatta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 8/12/2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tammy Carney,** 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 this the 4th day of September, 2025.

Affiant Signature

Date 9.4.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027