WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321391 DEEDWARR
09/12/2025 08:42:30 AM 5 pgs
Fees: $28.00 Taxes: $2,152.57
20250912-0072850

G-RMX-25-196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $581,775.00.

Laurie Warf Griffin Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laurie Warf Griffin Trust	Same as New Owner	
196 Theodore Rd. (NAME) [redacted]	(NAME)	084-14-0-077.00
Nashville TN 37214 (ADDRESS) [redacted]	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KARISA LOCKE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURIE WARF GRIFFIN, TRUSTEE OF THE LAURIE WARF GRIFFIN TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Karisa Locke, an unmarried woman by Warranty Deed from Stephen J. Williams, a married man of record in Instrument No. 20241001-0075948 Register's Office for Davidson County, Tennessee, dated September 27, 2024 and recorded on October 01, 2024.

Certificate of Trust attached hereto and made a part hereof.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee.
- Water Main of record in Book 2243, Page 29, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **196 Theodore Road, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF SEPTEMBER, 2025.

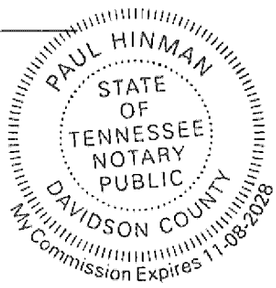
Karisa Locke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARISA LOCKE, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of September, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF TRUST

LAURIE WARF GRIFFIN TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain irrevocable testamentary trust called the Laurie Warf Griffin Trust (the "Trust") established under the Last Will and Testament of Ennis G. Warf dated September 27, 2007.

1. **Existence of Trust.** The Trust is currently in existence. The Trust was established under the Last Will and Testament of Ennis G. Warf dated September 27, 2007. Ennis G. Warf died on June 1, 2023.

2. **Trustor, Currently Acting Trustee, and Successor Trustee.** The name of the Trustor was Ennis G. Warf. The currently acting Trustee is Laurie Warf Griffin. The successor Trustee is Charles Richard Griffin II.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Revocability.** The Trust is irrevocable. No person has the power to revoke the Trust.

5. **Trust Tax Identification Number.** The tax identification number of the Trust is [redacted]

6. **Title to Trust Assets.** The assets of the Trust should be titled in the name of Laurie Warf Griffin, Trustee of the Laurie Warf Griffin Trust.

7. Trustee's Statement Regarding Revocation, Modification, or Amendment. To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Laurie Warf Griffin, Trustee

Laurie Warf Griffin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurie Warf Griffin, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of September, 2025.

Notary Public

My Commission Expires: CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on September 11, 2025 (date of document).

Signature

09/11/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11th day of September 2025.

Notary Public
My Commission Expires:

