Karen Johnson Davidson County
Batch # 1321715 DEEDWARR
09/15/2025 10:03:57 AM 2 pgs
Fees: $13.00 Taxes: $2,997.00
20250915-0073263

WARRANTY DEED

File No.: 2025-0340

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

Subscribed and sworn to before me on SEPTEMBER 11, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
CDH Properties, LLC, a Tennessee limited liability company 4862 Lynn Drive Nashville, TN 37211	CDH Properties, LLC, a Tennessee limited liability company 4862 Lynn Drive Nashville, TN 37211	117-04-0-006.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN JUNIUS GRISWOLD AND JUDITH L. GRISWOLD, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CDH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west half of Lot No. 239 on the Plan of Belmont Land Company's Plan called "Belmont Heights", of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Part of said lot fronts 50 feet on the north side of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to CORINNE G. JUNIUS AND NANCY JUNIUS GRISWOLD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from BESSIE MAI WATKINS, A WIDOW, of record in Book 4700, page 43, dated April 18, 1973, said Register's Office.

CORINNE G. JUNIUS having since died on or about November 30, 1980, leaving NANCY JUNIUS GRISWOLD as the surviving tenant.

NELSON L. GRISWOLD, JR. AND WIFE, NANCY JUNIUS GRISWOLD conveyed said property to NELSON L. GRISWOLD, III, a one-fourth undivided interest, by Quitclaim Deed of record in Book 8511, page 701, dated November 27, 1991, said Register's Office. NELSON L. GRISWOLD, JR. AND WIFE, NANCY JUNIUS GRISWOLD conveyed said property to NELSON L. GRISWOLD, III, a one-fourth undivided interest, by Quitclaim Deed of record in Book 8530, page 560, dated January 10, 1992, said Register's Office. NELSON L. GRISWOLD, III AND WIFE, ELIZABETH DURETT GRISWOLD, conveyed their interest in said property to NELSON L. GRISWOLD, III AND WIFE, ELIZABETH DURETT GRISWOLD, AS TENANTS BY THE ENTIRETY, by Quitclaim Deed of record in Book 8555, page 399,

dated February 20, 1992, said Register's Office.

NELSON L. GRISWOLD, JR. AND WIFE, NANCY JUNIUS GRISWOLD conveyed said property to NELSON L. GRISWOLD, III AND WIFE, ELIZABETH DURETT GRISWOLD, a one-fourth undivided interest, by Quitclaim Deed of record in Book 9514, page 330, dated December 28, 1993, said Register's Office. NELSON L. GRISWOLD, JR. AND WIFE, NANCY JUNIUS GRISWOLD conveyed said property to NELSON L. GRISWOLD, III AND WIFE, ELIZABETH DURETT GRISWOLD, a one-fourth undivided interest, by Quitclaim Deed of record in Book 11082, page 386, dated August 19, 1998, said Register's Office. NELSON L. GRISWOLD, IIIconveyed said property to NELSON L. GRISWOLD, III AND WIFE, ELIZABETH DURETT GRISWOLD, by Quitclaim Deed of record in Book 11082, page 388, dated August 19, 1998, said Register's Office. NELSON L. GRISWOLD, III AND WIFE, ELIZABETH DURRETT GRISWOLD, conveyed said property to FAMILY TRUST U/W/O JOHN G. JUNIUS, NANCY J. GRISWOLD, TRUSTEE, by Warranty Deed of record as Instrument No. 20000901-0086977, dated September 1, 2000, said Register's Office.

FAMILY TRUST U/W/O JOHN G. JUNIUS, NANCY J. GRISWOLD, TRUSTEE, conveyed said property to JOHN JUNIUS GRISWOLD by Quitclaim Deed of record as Instrument No. 20180904-0087226, dated August 16, 2017, said Register's Office.

JOHN JUNIUS GRISWOLD conveyed said property to JOHN JUNIUS GRISWOLD AND JUDITH L. GRISWOLD by Quitclaim deed of record as Instrument No. 20250818-0065585, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1718 Sweetbriar Avenue, Nashville, TN 37212.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on September 11, 2025.

Grantor:

John Junius Griswold

Judith L. Griswold

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John Junius Griswold and Judith L. Griswold, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2025.

Notary Public

My Commission Expires: May 20, 2028

My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY