Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

(1)

WARRANTY DEED

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $460,000 00

$460,000

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29th DAY OF SEPTEMBER, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3464LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patricia Anneli Terry, and Gregory Wyatt Griffin and Seija Terry	Regions Bank 2050 Pkwy Office Cir, RCN-6	
6435 Old Clarksville Pike	Mail Code: ALBH40602B	021 00 0 067 00
Joelton, TN 37080	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LYDIA BENNETT AND JED BURDET, A MARRIED COUPLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICIA ANNELI TERRY AND GREGORY WYATT GRIFFIN, WIFE AND HUSBAND, AND SEIJA KYLLIKKI TERRY, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land situated in the 14th Civil District beginning at a point in the Old Clarksville Pike 556 feet from the northwest corner of a tract conveyed to Earnest Felts and wife, Stella Felts, J J Harper and wife, Rose Harper, of record in Book 782, Page 535, Register's Office of Davidson County, Tennessee, Thence South 39 degrees West 122 feet to a stake, Thence South 47 degrees East 170 feet, thence South 89 5 degrees East 100 feet to a Black Walnut, thence North 23 degrees East 97 feet to the center of said Clarksville Pike, thence with center of same North 53 degrees West 232 feet to the beginning, containing 75/100th acres, more or less

Being the same property conveyed to Lydia Bennett and Jed Burdet, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated December 14, 2018, and recorded December 26, 2018, of record in Instrument #20181226-0124695, in the Register's Office of Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

1 Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records

3 Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1

Karen Johnson Davidson County
Batch # 1329857 DEEDWARR
10/03/2025 09 22 47 AM 2 pgs
Fees $13 00 Taxes $1,702 00

20251003-0078903

This is improved property known as 6435 Old Clarksville Pike, Joelton, TN 37080

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 26th day of September, 2025

Lydia Bennett

Jed Burdet

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LYDIA BENNETT AND JED BURDET, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this 26th day of September, 2025.

Notary Public

My Commission Expires

