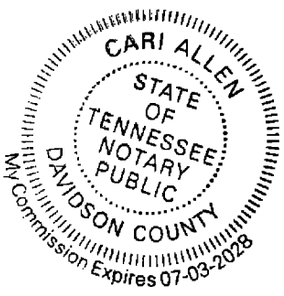
Karen Johnson Davidson County
Batch# 1330927 DEEDWARR
10/06/2025 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20251006-0079706




(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 3 day of October 2025.

Notary Public

My commission expires: 7-3-28

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Aurelio Reyes** | **New Owner** | **042-16-0A-008.00CO** |
| 959 McCurdy Rd. | | |
| White House, TN 37188 | | |

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,

**Sonia C. Smithson-Griffin, Trustee of The Charles R. Griffin and Sonia C. Smithson-Griffin Trust dated May 6, 1997, and and Charles Richard Griffin, II, Wendy Leight Lamb, and Amanda Paige Horton, the legal heirs of Kathleen O. Mays, also known as Kathleen O'Mara Mays, deceased,**

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

**Aurelio Reyes,** unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, A 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. 8 on the Plan of Final Plat of Hickory Chase of record in Plat Book 7900, Page 973, 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 all of the property conveyed to Kathleen O. Mays by Warranty Deed of record in Book 10904, Page 958, Register's Office for Davidson County Tennessee. Kathleen O'Mara Mays subsequently conveyed said property to Kathleen O. Mays and Charles Griffin, with right of survivorship via Quitclaim Deed of record in Instrument No. 20171024-0109166, Register's Office for Davidson County Tennessee. Kathleen O. Mays further conveyed said property to herself and Charles Griffin for the express purpose of severing the existing right of survivorship of record in Instrument No. 20240918-0072138, Register's Office for Davidson County Tennessee. See also judicial Orders dated June 5, 2024 and September 17, 2024 in the Chancery Court for the State of Tennessee Twentieth Judicial District, Davidson County, Part Two, Case No. 23-1584-II. Kathleen O. Mays died on November 27, 2024 leaving a Last Will and Testament in which she devised this property to Charles Richard Griffin, II, Wendi Leight Lamb, and Amanda Paige Horton. A probate estate for Kathleen O' Mara Mays (being one and the same person as Kathleen O. Mays) was opened in the Seventh Circuit Court for Davidson County Tennessee under Case No. 25P-587. Charles Griffin subsequently died on March 10, 2025 leaving a Last Will and Testament in which he devised all of his property to the Charles R. Griffin and Sonia C. Smithson-Griffin Trust dated May 6, 1997. A probate estate for The Estate of Charles Richard Griffin (being one and the same person as Charles Griffin) was opened in the Chancery Court for Williamson County Tennessee under Case No. 25PR-14410.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.

M&H File #: **25-455**

b. Charter for Homeowners Association of record in Book 10264, Page 795, in the Register's Office for Davidson County, Tennessee.
c. Storm Water Detention Agreement of record in Book 7681, Page 376, in the Register's Office for Davidson County, Tennessee.
d. Sewer Easement of record in Book 4611, Page 71, Book 4611, Page 74 and Book 5559, Page 548, in the Register's Office for Davidson County, Tennessee.
e. Quitclaim Deed of common areas to Homeowners Association of record in Book 10264, Page 977, in the Register's Office for Davidson County, Tennessee.
f. Restrictive covenants contained in an instrument of record in Book 9683, Page 193, amended in Book 10279, Page 741, Instrument No. 20220518-0057714, Instrument No. 20230731-0058902, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 417 Hickory Chase Drive, Nashville, TN 37115.

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 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, his/her 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.

Sonia C. Smithson-Griffin as Executor of the Estate of Charles Richard Griffin and Charles Richard Griffin, II, as Executor of the Estate of Kathleen O'Mara Mays, join in the execution of this instrument for the purpose of conveying all right and interest in the within described property that may be vested in the respective estates, if any.

Witness our hand(s) this 3rd day of October 2025.

Sonia C. Smithson-Griffin, Trustee of the
Charles R. Griffin and Sonia C. Smithson-Griffin Trust
dated May 6, 1997

Sonia C. Smithson-Griffin, Executor of the
Estate of Charles Richard Griffin

Charles Richard Griffin, II, Executor
of the Estate of Kathleen O'Mara Mays

EXEC

Charles Richard Griffin, II

Amanda Paige Horton

Wendi Leigh Lamb

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 3 day of October 2025, before me personally appeared Sonia C. Smithson-Griffin, Trustee of The Charles R. Griffin and Sonia C. Smithson-Griffin Trust dated May 6, 1997, and in her capacity as Executor of the Estate of Charles Richard Griffin, with whom I am personally acquainted or whose identity was proved to me upon satisfactory evidence, and acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 10-21-28

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 3 day of October 2025, before me personally appeared Sonia C. Smithson-Griffin, Executor of the Estate of Charles Richard Griffin, with whom I am personally acquainted or whose identity was proved to me upon satisfactory evidence, and acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

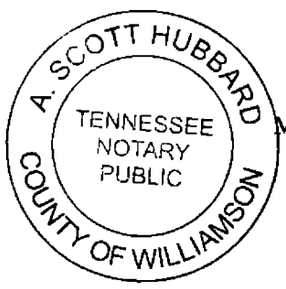
My commission expires: 10-21-28

M&H File #: **25-455**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 3 day of October 2025, before me personally appeared Charles Richard Griffin, II, Executor of the Estate of Kathleen O. Mays, with whom I am personally acquainted or whose identity was proved to me upon satisfactory evidence, and acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

A. Scott Hubbard
Notary Signature

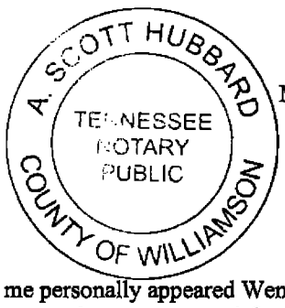



My commission expires: ~~10-21-28~~ 10-21-28 MH

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 3 day of October 2025, before me personally appeared Charles Richard Griffin, II, with whom I am personally acquainted or whose identity was proved to me upon satisfactory evidence, and acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

A. Scott Hubbard
Notary Signature

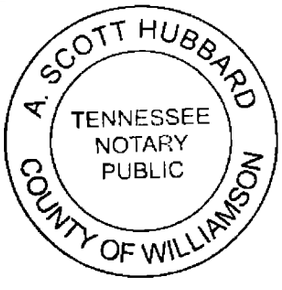



My commission expires: 10-21-28

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 3 day of October 2025, before me personally appeared Wendi Leigh Lamb, with whom I am personally acquainted or whose identity was proved to me upon satisfactory evidence, and acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

A. Scott Hubbard
Notary Signature




My commission expires: 10-21-28

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 2 day of October 2025, before me personally appeared Amanda Paige Horton, with whom I am personally acquainted or whose identity was proved to me upon satisfactory evidence, and acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Notary Signature




My commission expires: _____

M&H File #: **25-455**

## Certificate of Authenticity

I, Nemorie White, 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 10/3/2025.

Affiant Signature

10/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of October, 2025

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25