Karen Johnson Davidson County
Batch# 1339176 DEEDWARR
10/28/2025 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20251028-0085900

20251430R

Notarized online using audio-video communication

Dora L. DalPiaz
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008049
MY COMMISSION EXPIRES DECEMBER 10, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $980,000.00 Stephanie Bryant
Affiant
Subscribed and sworn to before me, this the 24th day of October, 2025.
Notary Public
My commission expires: 12/10/2027

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
James Ertle and Mary Ellen Ertle	**New Owner**	**117-13-0B-030.00-CO**
501 Belgrave Park		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephanie Bryant, Executrix for the Estate of Becky S. Griffith

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Ertle and Mary Ellen Ertle, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 501 on the Plan of Plat of Phase One of Abbottsford, A Planned Unit Development of record in Plat Book 6250, Page (s) 419 through 421, inclusive, 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 the same property conveyed to Arthur Walker Griffith, Jr. and wife, Becky S. Griffith by Warranty Deed from Edwin C Walker, unmarried of record in Book 8478, Page 180, Register's Office for Davidson County, Tennessee, dated April 08, 1991 and recorded on November 04, 1991.

Arthur Walker Griffith, Jr. died on or about April 29, 2010, leaving Becky S. Griffith as the surviving tenant by the entirety.

Becky S. Griffith died on or about May 11, 2025. Pursuant to her last will May 7, 2022 of Becky S. Griffith, admitted to probate July 1, 2025, in Case No. 25P1323 in the Probate Court for Davidson County, Tennessee, the Executor is Stephanie C. Nuesse, who is now known as Stephanie Bryant.

The said court issued letters testamentary on July 10, 2025, to the undersigned as Executrix. Pursuant to said will, the Executor is empowered to sell and convey real property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 501 Belgrave Park, Nashville, TN 37215.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 28th day of October, 2025:

Stephanie Bryant, Executrix for the Estate of Becky S. Griffith

By: Stephanie Bryant
Stephanie Bryant, Executrix

STATE OF Colorado)
)
COUNTY OF Delta)

ESTATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Stephanie Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Executrix of the Estate of Becky S. Griffith, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 24th day of October, 2025.

My Commission Expires: 12/10/2027

Notary Public

Notarized online using audio-video communication

Dora L. DalPiaz
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008049
MY COMMISSION EXPIRES DECEMBER 10, 2027

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 October 24, 2025.

Affiant Signature

October 28, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27