Karen Johnson Davidson County
Batch # 1341917 DEEDWARR
11/04/2025 10.22 26 AM 2 pgs
Fees $13 00 Taxes $3,159 80
20251104-0087798

PREPARED BY (AND RETURN TO).
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64214
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Androla Kristen Androla 4800 A Kentucky Avenue Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 091074G00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$854,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Brooks Griffin, Trustee of The Carlie Hampton Griffin Trust dated January 1, 1997**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Androla and Kristen Androla, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4800 Kentucky Avenue Homes of record in Inst. No. 0161025-0112718, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to David Brooks Griffin, Trustee of the Carlie Hampton Griffin Trust by Warranty Deed from Steven N. Hordos and Kaila Hordos, husband and wife, dated March 1, 2022 and recorded on March 3, 2022, of record in Inst. No. 20220303-0024583, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2026 and subsequent years; The Plan of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20161025-0112718, said Register's Office with Owner's Certificate, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20161025-0112718, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Subject to Restrictive Covenant for Detached Structure of record in Inst. No. 20161220-0133708, said Register's Office.

This is improved property, known as 4800 A Kentucky Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of November, 2025.

The Carlie Hampton Griffin Trust dated January 1, 1997

By: Trustee
David Brooks Griffin, Trustee

State of Tennessee

County of Davidson

On this 3rd day of November, 2025 before me the undersigned authority, personally appeared The Carlie Hampton Griffin Trust dated January 1, 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $854,000.00

Affiant

Sworn and subscribed before me this 3rd day of November, 2025.

Notary

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON