2025-1834-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1351722 DEEDWARR
12/01/2025 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20251201-0094820

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$245,000.00.**

Affiant

Subscribed and sworn to before me this 25 day of November, 2025.

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
G5 Real Estate, LLC	G5 Real Estate, LLC	106-13-0-018
1212 Laurel Street, Apt 1112	1212 Laurel Street, Apt 1112	
Nashville, TN 37203	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deborah G. Dickson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **G5 Real Estate, LLC, a Tennessee Limited Liability Company**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly half of Lots Nos. 39 and 40 on the plan of the subdivision of the Jane Watkins Tract, as of record in Plan Book 2, page 108, Chancery Court of Nashville.

Said part of Lots Nos. 39 and 40 fronts 75 feet on the northerly side of Vivelle Avenue and runs back between parallel lines, with the easterly margin of Whitney Avenue, 100 feet to the southerly line of Lot No. 41.

Being the same property conveyed to Lewis E. Griffin and wife, Maggie F. Griffin, by deed of John Vanzant and wife, Anita W. Vanzant, of record in Instrument No. 00002395-0000055, Register's Office for Davidson County, Tennessee. The said Maggie F. Griffin having since died on December 24, 2008, leaving her interest to Lewis E. Griffin by right of survivorship. The said Lewis E. Griffin having since died on May 22, 2012, leaving his interest to Deborah G. Dickson, his Devisee of his Last Will and Testament of record in Case No. 19P-588, Circuit Court, Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 2, Page 108, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **325 Vivelle Avenue, Nashville, TN 37210.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this 25th day of November, 2025.

Deborah G. Dickson

Deborah G. Dickson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah G. Dickson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 25th day of November, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **11/25/2025** (date of document).

Affiant Signature
Date **11/25/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **25** day of **November**, 20**25**.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY