Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1140

Karen Johnson Davidson County
Batch# 1423395 DEEDWARR
05/21/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $3,848.00
20260521-0045987

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelton Jarrell, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **John Griffin, Jr., married and John Edward Griffin, unmarried**, 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 Lot No. 3 on the Plan of Nebraska Avenue Subdivision of record in Plat at Instrument No. 20070828-0103143, 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 Kelton Jarrell, a married woman by Warranty Deed from Sheila Eshragh, unmarried of record in Instrument No. 20221102-0118400, Register's Office for Davidson County, Tennessee, dated October 28, 2022 and recorded on November 02, 2022.

The subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3527 Nebraska 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:
John Griffin Jr.
John Edward Griffin
3527 Nebraska Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
104-01-0-448.00

WITNESS THE EXECUTION HEREOF this 19th day of May, 2026.

Kelton Jarrell

State of Tennessee)
County of Davidson)

On this 19th day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kelton Jarrell, the bargainor(s), 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.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,040,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of May, 2026.

Notary Public

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 20, 2026

Tracey Perry
Signature

Date: 5-20-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 20th day of May, 2026.

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028