Karen Johnson Davidson County
Batch# 1438662 DEEDWARR
06/26/2026 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20260626-0058155

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.: 64483

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Katherine Arata Jesse Spraggon 401 Bowling Avenue #7 Nashville, TN 37205	SWBC MORTGAGE CORP, 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216

TAX MAP PARCEL NUMBERS: 104130A00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$595,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark L. Griffin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine Arata and Jesse Spraggon,** Wife and Husband 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 No. 7 also known as Building Site No. 8, on the Plan of Richmeade Place, Section I, of record in Book 4860, page 44, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Mark L. Griffin, a married man, as his sole and separate property, by Warranty deed from Constance A. Smith, a single woman, dated March 19, 2019 and recorded on March 20, 2019, of record in Inst. No. 20190320-0025227, Register's Office for Davidson County, Tennessee. By Quitclaim Deed Creating a Tenancy by the Entirety of record in Inst. No. 20220907-0100248, said Register's Office, subject property was conveyed to Mark L. Griffin and wife, Lindsay Griffin the said Lindsay Griffin has since died.

Ashleigh Ellen Christian, spouse of Mark L. Griffin, joins in this conveyance solely to convey any and all marital interest she has in subject property.

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, with Owner's Certificate, of record in Book 4860, page 44, said Register's Office, to which Plan reference is made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5312, page 945, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Richmeade Place Home Owners Association, Inc., of record in Book 4942, page 633, said Register's Office; Easement to Comcast of Nashville of record in Inst. No. 20140328-0025605, said Register's Office.

This instrument is executed on behalf of Ashleigh Ellen Christian by Mark L. Griffin pursuant to a Power of Attorney executed by her on the 24th day June, 2026, of record in Instrument No. 202606260058154, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 401 Bowling Avenue, # 7, Nashville, TN 37205

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 24th day of June, 2026

Mark L. Griffin

Ashleigh Ellen Christian by Mark L. Griffin, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 24th day of June, 2026, before me the undersigned authority, personally appeared **Mark L. Griffin**, 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Mark L. Griffin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ashleigh Ellen Christian**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2026

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: $595,000.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2026

Notary

My Commission Expires: CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2028

EXHIBIT "A"
To
Warranty Deed

FROM: Mark L. Griffin

TO: Katherine Arata and Jesse Spraggon

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mark L. Griffin, Affiant

Sworn to and subscribed before me this 9th day of June, 2026

Notary Public

My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 24. 2026

Affiant Signature

26th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

