WARRANTY DEED

Karen Johnson Davidson County
Batch # 1449686 DEEDWARR
07/21/2026 09:55:09 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20260721-0065741

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Dana Warsop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/23/28

(AFFIX SEAL)

CELESTINA HAWKINS
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Griffin and Jerusha Griffin, a married couple	New Owner	
(NAME)	(NAME)	058-15-0-16300
4056 Kings Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Andre S. Lewis**, married HEREINAFTER CALLED THE GRANTOR(S), **HAS** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Nathan Griffin and Jerusha Griffin, husband and wife** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON , COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Gold Key Addition of record in Plat Book 4675, Page 14 and 15, in the Register's Office for Davidson County, Tennesses, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andre S. Lewis by Deed dated April 30, 2021 from Laura J. Arnett, an unmarried woman, recorded May 13, 2021, in Instrument Number 20210513-0064873, in the Official Records of Davidson County, Tennessee.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 4056 Kings Lane, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of July, 2026.

Andre S. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of July, 2026, before me personally appeared Andre S. Lewis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of July, 2026.

Notary Signature
My commission expires: 7-3-28

