Karen Johnson Davidson County
Batch# 1459018 DEEDWARR
08/12/2026 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260812-0074661

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-41522-26

WARRANTY DEED

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Sarah E. Simmons
AFFIANT SARAH E. SIMMONS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH day of August 2026

NOTARY PUBLIC
DENISE DELOZIER
My commission expires: July 25, 2029

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabine M Fakam Toucho 1107 Mary Evelyn Court Nashville, TN 37217	Same address as new owner	150-02-0-452

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($ 285,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Mary Ann Griffiths and Christopher Griffiths, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Sabine M. Fakam Toucho, a single woman**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 150-B Plan of Zone Lot Division, Harbor Gate Subdivision, Section Two, Lots 148 thru 154, as shown on plat of record in Plat Book 6250, Page 33, as amended in Plat Book 6900, Page 251, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Ann Griffiths and Christopher Griffiths, wife and husband, by Warranty Deed from Suzanne M. Clark, unmarried, dated August 27, 2021, and recorded September 3, 2021, in Instrument No. 20210903-0118651, in Davidson County Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1107 Mary Evelyn Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 06 day of August, 2026

GRANTOR(S)

Christopher Griffiths

Mary Ann Griffiths

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Christopher Griffiths and Mary Ann Griffiths, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6TH day of August, 2026.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

DENISE DELOZIER

Printed Notary Name

My commission expires: **MY COMMISSION EXPIRES JULY 25, 2029**

Tennessee Certification of Electronic Document

I, Marty Berry, 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 8/6/26 (date of document).

Affiant Signature

8/10/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10 day of AUGUST, 2026

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202608120074661