THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755055

Karen Johnson
Batch # 1475427
09/21/2026 10:48:12 AM
Fees: $13.00 Taxes: $6,845.00
Davidson County
DEEDWARR
2 pgs
20260921-0087461

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2026.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Bird and Michael Bird	Nicole Bird and Michael Bird	Tax Parcel ID No.
4117 Lone Oak Road, #8	19 Inveraray Drive	131 03 2J 008.00
Nashville TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Griffith and Patricia A. Griffith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Bird and Michael Bird, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of GREEN HILLS STATION (formerly known as 4117 LONE OAK TOWNHOMES), a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing GREEN HILLS STATION (formerly known as 4117 LONE OAK TOWNHOMES), a Horizontal Property Regime, of record in Instrument No. 20210202-0015164, as amended in Instrument No. 20210518-0067201 and Amended and Restated in Instrument No. 20220118-0006802, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Mark A. Griffith and Patricia A. Griffith, husband and wife, by Special Warranty Deed from 4117 Lone Oak Rd. Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230607-0043274, in the Register's Office of Davidson County, Tennessee, dated June 05, 2023 and recorded on June 07, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF PHOEBE NICHOLSON HEIRS' PROPERTY, as recorded in Plat Book J, Page 293.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210202-0015164, as Amended in Instrument No. 20210518-0067201 and Amended and Restated in Instrument No. 20220118-0006802.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20201006-0115912.

Easement for Water Meters, Lines, and Appurtenances, recorded in Instrument No. 20220207-0013903.

Agreement as set forth in instrument recorded in Book 2042, Page 383.

Common Open Space Deed recorded as Instrument No. 20220118-0006803.

This is improved property located at 4117 Lone Oak Drive #8 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2026.

_____
Mark A. Griffith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark A. Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2026.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2026.

_____
Patricia A. Griffith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia A. Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2026.

_____
Notary Public
My Commission Expires: _____

SHIRA A. GOREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029