This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 176664 DEEDWARR
12/20/2018 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20181220-0124012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 322,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20th day of December, 2018

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Diane Garrison
809 Riverside Drive
Old Hickory, TN 37138-3148
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04415041500

WARRANTY DEED

18NT00695

Effective the 20th day of December, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PATRICIA GARRISON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DIANE GARRISON, UNMARRIED WOMAN

Hereinafter called the GRANTEES, their 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. 191A on the plan of Section A, Resubdivision of Lot 190A and 191A, Village of Old Hickory, as shown by plat of record in Instrument No. 200911090103381, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Robert Roy Garrison died 07/23/2018, leaving Patricia Garrison, widow, surviving tenant by entirety.

Being the same property conveyed to Robert Roy Garrison and wife, Patricia Garrison, by Warranty Deed from Edward L. Chandley, Jr., Margarette Chandley Dorris, Minta Chandley Jackson, Jean Chandley George and Ann Chandley Reeves, dated 12/12/1990 and recorded 12/14/1990 in Book 8257, page 606, Register's Office for Davidson County, TN.

This is an improved property commonly known as 809 Riverside Dr, Old Hickory, TN 37130.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 20th day of December, 2018

Patricia Garrison

Patricia Garrison

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Patricia Garrison, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 20th day of December, 2018.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 6-21-2016

201812200124012

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 08/01/2022

Notary's Seal:

