Karen Johnson Davidson County
Batch# 351025 DEEDWARR
01/30/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $924.54
20200130-0011334

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $249,875.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF January, 2020.

NOTARY PUBLIC

My commission expires: 9/[illegible]/22

Krishe Lynette Evetts
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

THIS INSTRUMENT PREPARED BY
BT Bringright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nick Garrison and Megan Garrison (NAME)	Ascend Federal Credit Union (NAME)	075080107.00
623 Frankfort Drive (ADDRESS)	520 Airpark Drive (ADDRESS)	
Hermitage, TN 37076	Tullahoma Tn 37388	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ryan M. Overstreet and Hannah Overstreet, husband and wife,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Nick Garrison and Megan Garrison, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 464, as shown on the map entitled Tulip Grove, Section Eight, of record in Plat Boo k 4660, Page 56 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan M. Overstreet , a single person by deed from JUSTIN WHITAKER, UNMARRIED, of record in Instrument No. 20161018-0109938, dated 10/14/2016, said Register's Office.

Hannah Overstreet, wife of Ryan M. Overstreet, joins in this conveyance to waive any marital interest she has in said property.

This property is __unimproved _X_improved property known as: 623 Frankfort Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of January, 2020.

Ryan M. Overstreet

Hannah Overstreet

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan M. Overstreet and Hannah Overstreet, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Trudy Milliken, 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 according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY