This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 483005 DEEDWARR
09/25/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200925-0110250

ADDRESS NEW OWNER:
Laura Marieh & Jason Marshall Abernathy
104 Albee Court
Hermitage, TN 37076

SEND TAX BILL TO:
Acopia, LLC
306 Northcreek Blvd., 100
Goodlettsville, TN 37072

MAP/PARCEL 086-10-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amber Denise Garrison, a single woman, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Laura Marieh Abernathy and Jason Marshall Abernathy, wife, and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Chapelwood, Section 2, of record in Book 5200, page 83, Register's Office for said County.

Said Lot No. 63 fronts 150 feet on the Southerly side of Albee Court and extends back 90 feet on the Easterly line and 100 feet on the Westerly line to a deadline in the rear measuring 42.79 feet thereon.

Being the same property conveyed to Hugh T. Garrison, III and wife, Janice C. Garrison by Warranty deed from Michael L. McMillen and wife, Rebecca Marie McMillen of record in Book 6201, page 338, Register's Office for Davidson County, Tennessee, dated December 22, 1983 and recorded on December 27, 1983. The said Janice C. Garrison was deceased.

Being the same property conveyed to Amber Denise Garrison by Quitclaim deed from Hugh T. Garrison, III of record in Instrument No. 20190617-0057915 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on June 17, 2019.

This is improved property known as: **104 Albee Court, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 24th day of September, 2020.

WITNESS MY HAND on this the 24th day of September, 2020

Amber Denise Garrison

Amber Denise Garrison

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Amber Denise Garrison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 200789

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
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