6

# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 564714 **DEEDWARR**
02/01/2021 08:23:39 AM 2 pgs
Fees: $13.00 Taxes: $3,071.00

20210201-0013763

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John T. Garrett and Sandra K. Garrett | John T. Garrett and Sandra K. Garrett | 118060L00300CO |
| (NAME) | (NAME) | |
| 923 A Gale Lane | 923 A Gale Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michele Nanna, single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John T. Garrett and Sandra K. Garrett, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2A on the Plan of 923 Gale Lane Townhomes, as shown on Exhibit B of The Declaration of Covenants, Conditions and Restrictions of the 923 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140512-0040658, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michele Nanna, single woman by deed dated May 5, 2016 from Province Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160510-0046496, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 923 A Gale Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my/our hands this 29th day of January, 2021.

Michele Nanna

State of Tennessee
County of Davidson

On this 29th day of January, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Michele Nanna, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 29th day of January, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 21-Garrett

