Karen Johnson Davidson County
Batch# 567603 DEEDWARR
02/03/2021 02:54:38 PM 2 pgs
Fees: $13.00 Taxes: $1,144.78

20210203-0015849

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $309,400.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2021.

Notary Public

My commission expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tanner Barksdale	new owner	**07507012800**
612 Dutchmans Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Theresa M. Garcia, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanner Barksdale, a single man

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 Lot No. 203 on the Plan of Highlands of Tulip Grove, Section I, of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fernando Garcia and wife, Theresa M. Garcia, by Warranty Deed from Donald Kohanski and wife, Margaret Sue Kohanski, dated December 2, 2005, of record in Instrument No. 20051206-0146645, Register's Office for Davidson County, Tennessee. Fernando Garcia, unmarried, and Theresa M. Garcia, unmarried, conveyed subject property to Theresa M. Garcia, unmarried, by Quitclaim Deed, dated April 23, 2013, of record in Instrument No. 20130523-0052483, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # 198 VOS 20612

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 612 Dutchmans Drive, Hermitage, TN 37076.

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 in 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.

Theresa M. Garcia Date: 1/29/2021
Theresa M. Garcia

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Theresa M. Garcia, the within named Grantor(s), 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, at office, this 29 day of January, 2021.

CORINNA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires September 25, 2024

NOTARY PUBLIC

My Commission Expires: Sept 25, 2024