Karen Johnson Davidson County
Batch# 586219 DEEDWARR
03/05/2021 04:13:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20210305-0029652

WARRANTY DEED

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janice F. Curtis	NEW OWNER	063 16 0C 019.00
(NAME)	(NAME)	
5008 Southfork Boulevard		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **James W. Garrett Jr. and James W. Garrett III and Jonathan C. Garrett, as tenants in common with rights of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Janice F. Curtis, a single person,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 as shown on the Plan of Hermitage Springs Townhomes, Section One, of record as Instrument No. 200108010081514, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jim Garrett and wife, Jane Garrett by Warranty Deed from Weckesser Builders, LLC, a Tennessee limited liability company, dated 12/08/2003 and recorded 12/09/2003, of record in Instrument 200312090176543, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quit Claim Deed from Jim Garrett and wife, Jane Garrett, And now Being the same property conveyed to James W. Garrett, Jr., and wife, Jane Garrett and James W. Garrett, III and Jonathan C. Garrett as tenants in common with rights of survivorship by Quit Claim Deed from Donald R. Barrett, Jr., Trustee, dated 07/17/2020 and recorded 07/23/2020, of record in Instrument 202007230080837, Register's Office for Davidson County, Tennessee.

The said Jane Garrett having since died.

Subject To (1) All matters shown on the plat of record in Plat Instrument 200107030070299, (2) All matters shown on the plat of record in Plat Instrument 200108010081514, (3) Covenants, conditions, easements and restrictions recorded in Instrument 200012060120233, as amended by Instrument 200201300013464, and Instrument 200310060147712, Instrument 200402260022056, Instrument 200607030078830, Instrument 200608150100265, Instrument 201412080111982, and Instrument 201609210099328, (4) Easement Deeds for a non-exclusive easement for road purposes and ingress and egress to Old Hickory Boulevard of record in Book 6267, Page 296 and Book 6267, Page 298, (5) Right-of-way easements for water mains and water lines of record in Book 8007, Page 232, Book 8007, Page 237 and Book 8007, Page 240, (6) Easements as recorded in Book 10644, Page 186, Book 10644, Page 190 and Book 10644, Page 194, (7) Right to use water from spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, Page 644, Book 5792, Page 649, Book 5916, Page 717, Book 6036, Page 281, Book 5826, Page 95, Book 5826, Page 100, Book 5826, Page 105, Book 5916, Page 722 and Book 6036, Page 274, (8) Charter of Hermitage Springs Townhomes Association, Inc., of record as Instrument No. 200107160075385, as amended in Instrument No. 200201280011789, (9) By-laws of Hermitage Springs Townhomes Association, Inc., of record in Instrument 200107120074536, as amended in Instrument No. 200308080113486, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5008 Southfork Boulevard, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of February, 2021.

James W. Garrett Jr. by James W. Garrett III, his attorney in fact

James W. Garrett III

Jonathan C. Garrett by James W. Garrett III, his attorney in fact

State of Tennessee
County of Wilson

On this 4th day of February, 2021, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **James W. Garrett III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **James W. Garrett Jr.,** and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of February, 2021.

_____
Notary Public

3.17.21
My Commission Expires:

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Garrett III,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of February, 2021.

_____
Notary Public

3.17.21
My Commission Expires:

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

On this 4th day of February, 2021, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **James W. Garrett III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Jonathan C. Garrett,** and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of February, 2021.

_____
Notary Public

3.17.21
My Commission Expires:

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 071217

1. Decedent's Legal Name: JANE MADDUX GARRETT		2. Sex: FEMALE	3. Date of Death: 11/10/2020
4. Time of Death (Approx.): 18:44	5a. Age: 91	6. Date of Birth: 11/21/1928	7. Birthplace: NASHVILLE, TN
8a. Place of Death: DECEDENT'S HOME			
8b. Facility Name: 5008 SOUTHFORK BLVD		8c. City or Town: OLD HICKORY	8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): JAMES WALTON GARRETT JR	11a. Decedent's Usual Occupation: HOME MAKER	11b. Kind of Business/Industry: OWN HOME
12. Social Security Number: -7371	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: OLD HICKORY
13d. Street and Number: 5008 SOUTHFORK BLVD		13e. Inside City Limits? YES	13f. Zip Code: 37138
14. Was Decedent ever in US Armed Forces? NO			
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: FRANK G MADDUX		19. Mother's Name Prior to First Marriage: GRACE HUTCHINSON	
20a. Informant's Name: JAMES GARRETT III	20b. Relationship to Decedent: SON	20c. Mailing Address: 3909 DODSON CHAPEL RD 5, HERMITAGE, TN 37076	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: HENDERSONVILLE CREMATION CENTER	21c. Location: HENDERSONVILLE, TN	
22a. Signature of Funeral Director: ► /e/ WAYNE ANDREW SLIGHTER	22b. License Number: 5243	22c. Signature of Embalmer: ►	22d. License Number:
23a. Name and Address of Funeral Home: COLE & GARRETT FUNERAL HOME AND CREMATION SERVICES - GOODLETTSVILLE, 127 N. MAIN STREET, GOODLETTSVILLE,			23b. License Number: 718
24. Register's Signature: ► /e/ EDWARD G BISHOP III		25. Date Filed: 11/14/2020	

26. Certifier

26a. ☒ PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ► /e/ ALLIE KENITRA HENDERSON-FITTS	27b. License Number: 044801	27c. Date Signed: 11/14/2020

27d. Name and Address: ALLIE KENITRA HENDERSON-FITTS HERITAGE MEDICAL ASSOCIATES 5653 FIRST BLVD, STE 630, HERMITAGE, TN 37076

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.	a. CONGESTIVE HEART FAILURE	
	b. CORONARY ARTERY DISEASE	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO
29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death? UNKNOWN	32. If Female: NOT PREGNANT WITHIN PAST YEAR		
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1699E

12532622

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Edward G. Bishop III, State Registrar — Lisa Piercey, MD, MBA, FAAP, Commissioner

1 2 5 3 2 6 2 2

Date Issued: Nov 17 2020

CERTIFICATION OF VITAL RECORD

202103050029652

True Copy Certification

I, **Jared Aller** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jared Aller

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Jared Aller** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty
My Commission Expires:

