WARRANTY DEED

Karen Johnson Davidson County
Batch# 597943 DEEDWARR
03/23/2021 11:42:50 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210323-0038164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2221 Hobbs Road, LLC	Same	
(NAME) 807 E. Moran Road	(NAME)	131 01 0 058.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **MARY B. GARRETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2221 HOBBS ROAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, HIS 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. 26 on the Plan of B.N. Stammer Subdivision of record in Book 1424, Page 23, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary B. Garrett, by Quitclaim Deed from James T. Garrett and wife, Margaret P. Garrett, of record in Book 8060, Page 817, in the Register's Office of Davidson County, Tennessee, dated February 15, 1990 and recorded on March 08, 1990.

Being the same property conveyed to James T. Garrett and wife, Margaret P. Garrett and Mary B. Garrett, a single person, by Warranty Deed from Susan Kathy Cheek, etvir Thomas McCarthney, of record in Book 6791, Page 652, in the Register's Office of Davidson County, Tennessee, dated February 21, 1986 and recorded on February 28, 1986.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2221 Hobbs Rd, Nashville, TN 37215
(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 hand this 18th day of March, 2021

MARY B. GARRETT

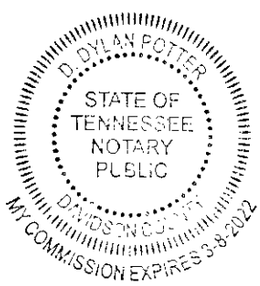
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Garrett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2021.

Commission expires:



Notary Public