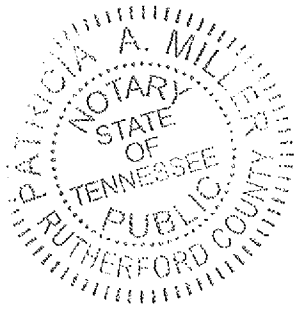
Karen Johnson Davidson County
Batch# 653182 DEEDWARR
06/09/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20210609-0077728



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2021.

Patricia A. Miller
Notary Public

My commission expires: 05/23/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Larry Brock	New Owner	**162-01-0A-024.00-CO**
435 Hickory Glade Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kathleen Varnell, formerly known as Kathleen Wilson and Eric Varnell, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Larry Dean Brock, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 24 on the Plan of Hickory Glade, Phase 1 of record in Plat Book 6250, Page 889, 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 Kathleen Wilson, an unmarried woman and Eric Varnell, an unmarried man by Warranty deed from Tracy S. Facelli, unmarried and Robert A. Facelli, Sr., married, as joint tenants with right of survivorship of record in Instrument No. 20170315-0025322 Register's Office for Davidson County, Tennessee, the said Kathleen Wilson and Eric Varnell having since married, with Kathleen Wilson now being legally known as Kathleen Varnell.

This is improved property known as **435 Hickory Glade Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3RD day of June, 2021.

Kathleen Varnell, formerly known as Kathleen Wilson

Eric Varnell

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, Kathleen Varnell, formerly known as Kathleen Wilson and Eric Varnell, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of June, 2021.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SP 11/2015

True Copy Certification

I, Jamie Mooney, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY