Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me this 9th day of June, 2021.

Notary Public
My commission expires: 8/12/24

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 656906 DEEDWARR
06/15/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210615-0080507

Address of New Owner:	Send Tax Bills to:	Tax Information
Wyatt Thomas 1118 Pennock Ave Nashville TN 37207	New Owner	082-03-0-281

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **William Garner, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Wyatt Thomas, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plan of Crutcher Brothers Subdivision of a part of the Lucy H. Lindsley Property of record in Plat Book 161 Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the Westerly side of Pennock Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Garner, a single man, by deed from D'Andrea D. Evans and Hope Lenelle Evans, married, of record in Instrument No. 20170824-0087011, Register's Office for Davidson County, Tennessee, and dated August 18, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Crutcher Brothers of record in Plat Book 161 Page 158 Register's Office for Davidson County, Tennessee.

2. Sanitary Sewer Easement of record in Book 4479 Page 572 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1118 Pennock Avenue, Nashville, TN 37207

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of June, 2021.

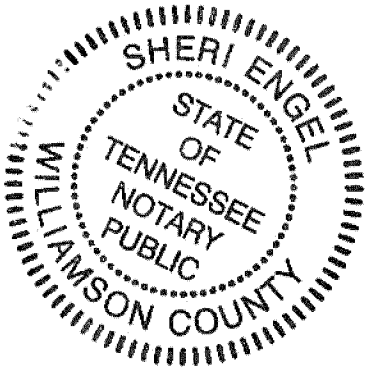
William Garner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of June, 2021, before me personally appeared William Garner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, 2021.

Notary Signature
My commission expires: 12-18-2023



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY