G#34856-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 673800 DEEDWARR
07/09/2021 10:23:54 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210709-0092729

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2021.

Notary Public

My commission expires: July 23, 2023

(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tracey R. Garrett, James D. Garrett, and Spencer D. Garrett	**"New Owners"**	**091 06 0 057 00**
129 Bethlehem Road		
Lebanon, TN 37087		

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

Linda M. Parker, unmarried

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

Tracey R. Garrett, a married man, as to a 33.34% undivided interest,
James D. Garrett, a married man, as to a 33.33% undivided interest, and
Spencer D. Garrett, a married man, as to a 33.33% undivided interest, as tenants in common

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. 14 on the Plan of West Park, as of record in Plat Book 2331, Page 17, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 50.09 feet on the easterly side of Marilyn Drive and runs back between lines 175 feet to a dead line measuring 50.07 feet thereon.

BEING the same property conveyed to Linda M. Parker, with a life estate retained therein for Hazel Martin, by Warranty Deed dated April 16, 1991, from Hazel Martin, of record in Book 8337, Page 234, Register's Office for Davidson County, Tennessee. The said Hazel Martin having died on November 27, 2016, creating an absolute ownership in Linda M. Parker in fee simple.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years not yet due and payable.

This is improved property, known as: **927 Marilyn Road, Nashville, TN 37209**.

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 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/our hand(s) this **8th** day of **July, 2021.**

Linda M. Parker

Linda M. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda M. Parker,** the within named seller, 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 at Nashville, Tennessee, this **8th** day of **July, 2021.**

Notary Public

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 3, 2023