Karen Johnson Davidson County
Batch# 675365 DEEDWARR
07/13/2021 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20210713-0093546

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-1849TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of July, 2021.

Notary Public
Commission Expiration: 8.27.2022

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 8.27.2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Larry Garris and Mary Garris 5341 Forest Acres Drive Nashville, TN 37220	New Owner	053 06 0A 174.00

WARRANTY DEED

FOR AND IN 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, WE, **Erik DeFoor and wife, Tracy DeFoor**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Garris and Mary Garris, husband and wife,** 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:

Property known as 2121 Riverway Drive Old Hickory, TN 37138, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 174 on the plan of Phase 2, Waterford, as shown on plat appearing of record in Plat Book 7900, Pages 412 and 413, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tracy DeFoor and Erik DeFoor, wife and husband, by deed from Robert D. Knox and wife, Linda G. Knox dated 09/04/2014 filed and recorded 09/12/2014 of record as Instrument No. 20140912-0083561, said Register's Office.

Tax Map and Parcel ID is as follows 053 06 0A 174.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2121 Riverway Drive, Old Hickory, TN 37138

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 unemcumbered, 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 9th day of July, 2021.

Erik DeFoor

Tracy DeFoor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2021, before me personally appeared **Erik DeFoor and wife, Tracy DeFoor**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 9th day of July, 2021.

Notary Public
Commission Expiration: 4/17/2023

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

LTE File No.: 21-1849TN

True Copy Certification

I, **Chasity Petty**, 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 on 7/09/2021, and authenticated on 7/09/2021, according to law.

Chasity Petty

Chasity Petty

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

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

Witness my hand and official seal this 9th day of July, 2021.

Melissa J. Butchko-Turecki

Melissa J. Butchko-Turecki
My Commission Expires: **8/27/2022**

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022

SEAL