When recorded, return to:
Lender's Title Company
1535 West Northfield Boulevard, Suite 2
Murfreesboro, TN 37129
File Number: _____

Karen Johnson Davidson County
Batch# 680946 DEEDWARR
07/21/2021 03:19:30 PM 5 pgs
Fees: $28.00 Taxes: $1,113.70
20210721-0098093

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-12810-RL-s

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$301,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2021.

Notary Public
My Commission Expires: 2/22/25

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kara Marie Arps 140 B Capital Street Old Hickory, TN 37138	Kara Marie Arps 140 B Capital Street Old Hickory, TN 37138	064 05 0 117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Robert Gatlin and Elizabeth A. Gatlin, husband and wife and Michael J. Garrett, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Kara Marie Arps, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 of Block "G" Hulm Farm and known as Hadley's Bend City, of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert Douglas Gatlin married and Michael J. Garrett, married, by Warranty Deed from Terrell Lee Starks, unmarried, of record in Instrument No. 20210414-0049576, in the Register's Office of Davidson County, Tennessee, dated June 26, 2020 and recorded on April 14, 2021.

Being the same property conveyed to Terrell Lee Starks, by Quitclaim Deed from Terrell Lee Starks, of record in Instrument No. 20190328-0028233, in the Register's Office of Davidson County, Tennessee, dated March 28, 2019 and recorded on March 28, 2019.

Being the same property conveyed to Terrell Lee Starks, by Final Decree Confirming Sale of record in Instrument No. 20160218-0015447, in the Register's Office of Davidson County, Tennessee, dated January 13, 2016 and recorded on February 18, 2016 and Default Judgement in favor of Terrell Lee Starks against Joyce Owens and Vernon Buntin and their heirs, successors, personal representatives, and assigns recorded May 04, 2018 in Instrument No. 20180504-0042520, said Register's Office.

Being the same property conveyed to Joyce Owens, by Quitclaim Deed from James R. Buntin, of record in Instrument No. 20020827-0103298, in the Register's Office of Davidson County, Tennessee, dated August 23, 2002 and recorded on August 27, 2002.

Being the same property conveyed to Vernon Buntin, by Warranty Deed from William J. McGee and wife, Florence D. McGee, of record in Book 762, Page 255, in the Register's Office of Davidson County, Tennessee, dated November 22, 1926 and recorded on February 04, 1927. The said Vernon Buntin having since died on February 17, 1955.

This Instrument executed on behalf of Michael J. Garrett ("Principal") by Elizabeth Gatlin pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number _____20210721009809l_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **140 Capital Street, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 16th day of July, 2021.

GRANTOR:

Robert Gatlin

Elizabeth A. Gatlin

Michael J. Garrett by Elizabeth Gatlin, his attorney in fact

Michael J. Garrett by Elizabeth Gatlin, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Gatlin , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of July, 2021.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 10/23/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth A. Gatlin , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Gatlin the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Michael J. Garrett ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

EXHIBIT "A" TO WARRANTY DEED
From: Robert Gatlin, Elizabeth A. Gatlin, and Michael J. Garrett
To: Kara Arps

STATE OF TENNESSEE
COUNTY OF SUMNER

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Elizabeth A. Gatlin
Affiant

WITNESS my hand and seal at office this 16th day of July, 2021.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Tennessee Certification of Electronic Document

I, Emilee Gibson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/16/21 (date of document).

Emilee Gibson
Affiant Signature

7/19/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19th day of July, 2021.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

