Karen Johnson Davidson County
Batch# 684677 DEEDWARR
07/27/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210727-0100952

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of July, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
SEPTEMBER 12, 2022
WILSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher Buck	SAME AS NEW OWNER	161-03-0-091.00
(NAME)	(NAME)	
1147 Chloe Drive		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		

Warranty Deed

For and in Consideration of the sum of $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 **David Wallace Garner,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher Buck**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled the Plan of Section Two, McMurray Meadows, of record in Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to E. WALLACE GARNER AND WIFE, JOYCE B. GARNER, by deed from DOUGLAS L. RADLEY AND WIFE, SHERYL B. RADLEY, of record in Book 6023, page 730, dated March 18, 1983, said Register's Office. The said E. Wallace Garner having since died on or about March 24, 2009, leaving Joyce B. Garner the surviving tenant by the entirety. The said Joyce B. Garner having since died intestate on or about January 29, 2020, leaving said property to her only heir at law, David Wallace Garner. For further reference see Affidavit of Heirship of record in Instrument No. 202107270100950 and Instrument No. 202107270100951, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 5112 Manorwood Court, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of July, 2021.

David Wallace Garner

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Wallace Garner, the herein bargainor, 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.

Witness my hand and official seal, this the 21st day of July, 2021.

Candice Martin
Notary Public
My Commission Expires:

Notary Public State of Florida
Candice Martin
My Commission GG 256129
Expires 09/12/2022

Certificate of Authenticity

I, the undersigned, 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 7/21/21.

Affiant Signature

7/21/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 21ST day of July, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

