WARRANTY DEED

Karen Johnson Davidson County
Batch# 693428 **DEEDWARR**
08/09/2021 01:01:11 PM 2 pgs
Fees: $13.00 Taxes: $3,533.50

20210809-0107004

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $955,000.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of August, 2021.

NOTARY PUBLIC

My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 8-13-2021

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1151 DERUELLE *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Deruelle and Erin Martin Deruelle	New Owner	
(NAME) 1818B Shackleford Road	(NAME)	131-03-2I-002.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **GardWill LLC, a Tennessee limited liability company and James P Goza, unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Deruelle and Erin Martin Deruelle, 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:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1818 Shackleford, a Horizontal Property Regime with private elements, as shown on Exhibit "A" of Homes at 1818 Shackleford, a Horizontal Property Regime with private elements, of record in Instrument No. 20200123-0008128, as Corrected by Affidavit of Scrivener's Error in Instrument No. 20200123-0008488. in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hunter Whitaker and wife, Nancy E. Whitaker by Warranty Deed from Robert A. McCabe, Sr. and wife, Lula M. McCabe of record in Book 2904, Page 285, Register's Office for Davidson County, Tennessee, dated May 06, 1959 and recorded on May 06, 1959.

All right, title and interest of Nancy E. Whitaker having been divested out of her and into Hunter Whitaker by Final Decree of Divorce, Probate Court for Davidson County, Tennessee, No. 43623, entered November 2, 1965, a certified copy of said Final decree of Divorce of record in Instrument No. 20040505-0050916, Register's Office for Davidson County, Tennessee. The said Hunter Whitaker having since died testate on December 29, 2003, leaving a last will and testament dated December 18, 2003, wherein his real property was devised and bequeathed to Karen L. Clark. Hunter Whitaker's estate was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 04P-326, and his last will being in Will Book 5592, Page 1433002, said Clerk's Office. Further, the last will and testament of Hunter Whitaker having been recorded in Instrument No. 20040315-0029186, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Karen L. Clark by Executor's QuitClaim deed from Phillip L. Davidson, Executor of the Estate of Hunter Whitaker, deceased of record in Instrument No. 20040505-0051100 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 05, 2004.

Being part of the same property conveyed to Music City Financial, LLC, a Texas limited liability company by Warranty deed from Karen L Clark, single of record in Instrument No. 20200122-0007899 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020.

Being a portion of the same property conveyed to GardWill LLC, a Tennessee limited liability company and James P. Goza by Warranty deed from Music City Financial, LLC, a Texas Limited Liability company of record in Instrument No. 20200122-0007919 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020.

DESIGNATED as Tax ID: 131-03-2I-002.00-CO

This is
unimproved ☐
improved ☒ property known as 1818B Shackleford Road, Nashville, TN 37215

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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. 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 the 6th day of August, 2021.

GardWill LLC, a Tennessee limited liability company

BY: _____ Member
Nathan Graham, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is a member of **Gardwill, LLC**, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained. Witness my hand and official seal, this the 6th day of August, 2021.

Kristi McCoy
Notary Public

My Commission Expires: 3/25/2023

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand this the 6th day of August, 2021.

James P. Goza

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **James P. Goza**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 6th day of August, 2021.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy
Notary Public

My Commission Expires:
3/25/2023