STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 695844 DEEDWARR
08/12/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20210812-0108839

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Preston R Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2021.

Amber D McNabb
Notary Public
MY COMMISSION EXPIRES: 3-25-25
File No. 21-13410

AMBER D MCNABB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-25-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Johnny Hubert Garrison, III and Lindsay Garrison (NAME)	(NAME) Newowner	144-03-0-029
1084 Lynnwood Boulevard (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Albert C. Kiegel and Janet K. Crecelius Kiegel, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnny Hubert Garrison, III and Lindsay Garrison, 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 Lot No. 43 on the Plan of Chickering Hills, Section Two, as of record in Plat Book 2331, Page 137, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Albert C. Kiegel and Janet K. Crecelius, as joint tenants with right of survivorship by Quitclaim Deed dated May 12, 2016 from Albert C. Kiegel, recorded May 16, 2016, in Instrument Number 20160516-0048593, in the Register's Office of Davidson County, Tennessee.
Albert C. Kiegel and Janet K. Crecelius are now married to each other. Janet K. Crecelius is now known as Janet K. Kiegel.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1084 Lynnwood Boulevard, Nashville, TN 37215.

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.

Witness my/our hand(s) this 10th day of August, 2021.

Janet K. Crecelius Kiegel

Janet K. Crecelius Kiegel

Albert C. Kiegel

Albert C. Kiegel

STATE OF TENNESSEE
COUNTY OF SUMNER

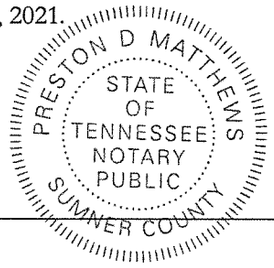
On this 10th day of August, 2021, before me personally appeared Janet K. Crecelius Kiegel and Albert C. Kiegel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2021.

Preston D Matthews

Notary Signature

My commission expires: 6/7/25



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 10, 2021.

J. Carlton Drumwright

August 10, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 10, 2021.

Notary

My Commission Expires: 12/18/22

