THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 697588 DEEDWARR
08/16/2021 08:36:41 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20210816-0109959

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Sean and Lisa Stevison 1973 Tinnin Road Goodlettsville, TN 37072	Same	007-00-0-209.0

FOR AND IN CONSIDERATION of the sum of Eighty Thousand and 00/00 Dollars ($80,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARK GARAFOLA and wife, PATRICIA GARAFOLA, each a resident of the State of Tennessee (collectively "Grantor"), have bargained and sold, and by these presents, transfer and convey unto SEAN STEVISON and LISA STEVISON, husband and wife, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is unimproved property known as 1971 Tinnin Road, Goodlettsville, Davidson County, Tennessee 37072. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all matters which may be revealed by survey and/or inspection of the Subject Property, and (viii) all applicable governmental and zoning regulations. This is not the primary residence of Grantor.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to the Subject Property to Grantee, their heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 10TH day of August, 2021.

GRANTOR:

MARK GARAFOLA

PATRICIA GARAFOLA

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me Nanette Hoover, a Notary Public of said County and State, personally appeared MARK GARAFOLA and PATRICIA GARAFOLA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that each executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee this 10TH day of August, 2021.

Notary Public

My Commission Expires: 9/25/2024

Nanette Hoover STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Eighty Thousand and 00/100 Dollars ($80,000.00).

AFFIANT

Sworn to and subscribed before me, this 10TH day of August, 2021.

Notary Public

My Commission Expires: 9/25/2024

Nanette Hoover STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

EXHIBIT A

DESCRIPTION OF PROPERTY

TINNIN ROAD ESTATES - TRACT #3 - BEING located in the 2ND Civil District, Davidson County, Tennessee on the north side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, page 110, and Instrument Number 20001129-°117021, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 78, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Tinnin Road, same being the southwest corner of this tract and the southeast corner of Tract #2 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 235.24 feet east of the southeast corner of Otto Pendley Jr., as you measure along said margin; thence leaving road with line of said Tract #2 North 05 degrees 22 minutes 18 seconds East 653.03 feet to an iron rod; thence North 02 degrees 20 minutes 30 seconds West 605.76 feet to an iron rod; thence with line of Tract #1 of Tinnin Road Estates (6.60 acres as per survey of same date) North 02 degrees 20 minutes 30 seconds West 265.64 L./feet to an iron rod; thence with line of Tract #11 of Tinnin Road Estates (5.01 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 281.56 feet to an iron rod; thence with line of Tract #4 of Tinnin Road Estates (5.01 acres as per survey of same date) South 03 degrees 14 minutes 59 seconds West 819.54 feet to an iron rod; thence North 83 degrees 06 minutes 22 seconds West 165.00 feet to an iron rod; thence South 05 degrees 22 minutes 18 seconds West 700.93 feet to an iron rod in the north margin of Tinnin Road; thence with said margin North 86 degrees 34 minutes 25 seconds West 30.02 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

BEING the same property conveyed to MARK GARAFOLA AND WIFE, PATRICIA GARAFOLA, by deed from SAMUEL D. TINNIN AND WIFE, GLENDA F. TINNIN, of record in Instrument No. 20020129-0012593, dated January 24, 2002, said Register's Office.