BOX #14

G#35061-2

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 710388 DEEDWARR 09/07/2021 09:36:45 AM 3 pgs Fees: $18.00 Taxes: $943.50 20210907-0119319	The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.** Affiant Subscribed and sworn to before me, this the 3rd day of September, 2021. Notary Public My commission expires: 12/14/24 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph Matthew Bryant	**"New Owner"**	**091 06 0 057 00**
1436 S Bryant Road		
Adams, TN 37010		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tracey R. Garrett, a married man, as to a 33.34% undivided interest,
James D. Garrett, a married man, as to a 33.33% undivided interest, and
Spencer D. Garrett, a married man, as to a 33.33% undivided interest, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Matthew Bryant, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 14 on the Plan of West Park, as of record in Plat Book 2331, Page 17, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 50.09 feet on the easterly side of Marilyn Drive and runs back between lines 175 feet to a dead line measuring 50.07 feet thereon.

BEING the same property conveyed to Tracey R. Garrett, a married man, as to a 33.34% undivided interest, James D. Garrett, a married man, as to a 33.33% undivided interest, and Spencer D. Garrett, a married man, as to a 33.33% undivided interest, as tenants in common, by Warranty Deed dated July 8, 2021, from Linda M. Parker, unmarried, of record in Instrument No. 20210709-0092729, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF ANY OF THE GRANTORS HEREIN.

THIS instrument is being executed on behalf of Jame D. Garrett pursuant to a Specific Power of Attorney executed by him on the 1st day of September, 2021, of record in Instrument No. 20210907-0119318, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Spencer D. Garrett pursuant to a Specific Power of Attorney executed by him on the 1st day of September, 2021, of record in Instrument No. 20210907-0119317, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years not yet due and payable.

This is improved property, known as: **927 Marilyn Road, Nashville, TN 37209**.

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 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/our hand(s) this **3rd** day of **September, 2021.**

Tracey R. Garrett

James D. Garrett By Tracey R. Garrett ATTY IN FACT.

James D. Garrett By Tracey R. Garrett, Attorney-In-Fact

Spencer D. Garrett By Tracey R. Garrett ATTY IN FACT

Spencer D. Garrett By Tracey R. Garrett, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tracey R. Garrett,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24

NOTARY ACKNOWLEDGMENTS CONTINUED ON PAGE 3 -

NOTARY ACKNOWLEDGMENT CONTINUATION -

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Tracey R. Garrett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **James D Garrett,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **James D. Garrett** for the purpose therein contained, by signing the name of **James D. Garrett** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2021.**



Notary Public

My Commission Expires: 12/14/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Tracey R. Garrett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Spencer D Garrett,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Spencer D. Garrett** for the purpose therein contained, by signing the name of **Spencer D. Garrett** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2021.**



Notary Public

My Commission Expires: 12/14/24