Karen Johnson Davidson County
Batch# 735678 DEEDWARR
10/13/2021 01:31:52 PM 2 pgs
Fees: $13.00 Taxes: $913.90

20211013-0137735

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of October, 2021.

Notary Public

My commission expires:

LOGAN C. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Brooke Timmins | Legacy Home Loans, LLC | 052-01-0-079.00 |
| 160 Harrington Avenue | 1036 Stearman Drive ste 6 | |
| Madison, TN 37115 | White House, TN 37188 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Logan M. Garner, an unmarried woman and William S. Garner, a married man, as tenants in common with the rights of survivorship**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Brooke Ann Timmins, unmarried**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41, in Block "A" on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, 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 the same property conveyed to Logan M. Garner, an unmarried woman and William S. Garner, a married man, as tenants in common with the right of survivorship by Warranty deed from RFK Properties, LLC, a Tennessee limited liability company of record in Instrument No. 201911140-117635 Register's Office for Davidson County, Tennessee

This property is not now nor has it ever been the marital residence of William S. Garner, the Grantor nor the Grantor's spouse.

This is improved property known as **160 Harrington Avenue, Madison, TN 37115.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-21-160

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of October, 2021.

Logan M. Garner

William S. Garner

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Logan M. Garner and William S. Garner, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of October, 2021.

Notary Public
My Commission Expires: 1-3-23

CARLA IKARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

SolomonParks File No. 21-000314-524