Karen Johnson Davidson County
Batch# 736420 DEEDWARR
10/14/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20211014-0138278

Name and Address of New Owner:
Logan Garner and Iris Moran
124 Becker Avenue
Old Hickory, TN 37138
Send Tax Bills To:
SAME AS NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 053-12-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth R. Greer and Stanley H. Morris, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Logan Garner, a single woman and Iris Moran, a single woman, tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northwesterly portion of Lot Nos. 18 and 19 and a Southeasterly portion of Lot No. 20, Block "B" on the Subdivision Map No. 3 of Life & Casualty Insurance Co., property at Old Hickory, of record in Book 974, Page 11, Register's Office for said County and described as follows:

Beginning at a point in the southwesterly margin of Becker Avenue, 108 feet northwesterly from the southwest corner of Becker Avenue and Park Circle, thence southwestwardly and parallel to the line between Lot 19, 20, 83.4 feet to an iron stake; thence northwestwardly and parallel to Becker Avenue, 78 feet to an iron stake; thence northeastwardly and parallel to the line between Lots 18, 19, and 20, 83.4 feet to the point in the southwesterly margin of Becker Avenue; thence with said margin southeasterly 78 feet to the point of beginning.

Being the same property conveyed to Kenneth R. Greer and Stanley H. Morris, Jr. by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Book 8292, page 387, Register's Office for Davidson County, Tennessee, dated February 05, 1991 and recorded on February 14, 1991. (Value or consideration shown in aforementioned deed $29,100.00.)

This is improved property located at: 124 Becker Ave, Old Hickory, TN 37138

This is NOT the principal residence of the Grantors named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of October, 2021.

_____(SEAL)
Kenneth R. Greer

_____(SEAL)
Stanley H. Morris, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth R. Greer and Stanley H. Morris, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

_____
Notary Public
My commission expires: 11-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $327,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of October, 2021.

_____
Notary Public
My commission expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

File No. 2021-1764

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 October 8, 2021 (date of document).

Affiant Signature

October 8, 2021
Date

State of TENNESSEE

County of Williamson

Sworn to and subscribed before me this 8th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

