WARRANTY DEED Karen Johnson Davidson County Batch# 744726 DEEDWARR 10/27/2021 10:51:47 AM 2 pgs Fees: $13.00 Taxes: $1,554.00 20211027-0144291 File No. TR	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2021 Notary Public MY COMMISSION EXPIRES: 01/22/24 (AFFIX SEAL)

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin D. Garlick (NAME)	New Owner (NAME)	
2103 14th Avenue North (ADDRESS)	(ADDRESS)	081-07-0-045.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Garrett M. Miller and Rebekah Miller, Husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin D. Garlick,** An Unmarried Man HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly 6 feet of the Easterly 106 feet of Lot No. 38 and the southerly 42 feet of the Easterly 106 feet of Lot No. 37 on the Owens Plan of Buena Vista, of record in Book 57, Page 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 48 feet on the westerly side of 14th Avenue North and extends back between parallel lines 106 feet to an alley (erroneously omitted in prior deed).

Being the same property conveyed to Garrett M. Miller and Rebekah Miller, husband and wife by Warranty deed from David Snodgrass and wife, Patti Snodgrass of record in Instrument No. 20180329-0029595 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 29, 2018.

This is property more commonly known as 2103 14th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 19th day of October, 2021.

Garrett M. Miller

Rebekah Miller

STATE OF New York
COUNTY OF New York

On this 18 day of October, 2021, before me personally appeared Garrett M. Miller, 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 18 day of October, 2021.

TAREK M ELBARKATAWY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01EL6413650
Qualified in New York County
My Commission Expires 02-01-2025

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of October, 2021, before me personally appeared Rebekah Miller, 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 19 day of October, 2021.

Notary Signature
My commission expires: 1/22/24

