RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-3029-2021

Karen Johnson Davidson County
Batch# 745475 DEEDWARR
10/28/2021 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20211028-0144751

**WARRANTY DEED**

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of October, 2021

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brandon Klarner *et ux*<br>1969 Hawks Nest Drive<br>Nashville, TN 37076 | Same address as new owner | 098-06-0A-256-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY THOUSAND AND 00/100 Dollars ($440,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ROBERT GARRISON AND THERESA GARRISON, HUSBAND AND WIFE**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **BRANDON KLARNER AND WHITNEY MILOS, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land located in Davidson County, Tennessee, and being known and designed as all of Lot No. 230 on the Plan of Phase Two, Section D, Bridgewater, as shown on the plat of the same record in Instrument No. 20070419-0047123, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Garrison and Theresa Garrison, husband and wife from Megan N. Stayton, an unmarried person, by Warranty Deed dated 10/18/2017 and recorded 11/14/2017 in Instrument No. 20171114-0116917, Register's Office of said County.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20070419-0047123; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1969 Hawks Nest Drive, Nashville, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 19th day of October, 2021

GRANTOR(S)

Robert Garrison

Robert Garrison

Theresa Garrison

Theresa Garrison

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Personally appeared before me, a Notary Public, Robert Garrison and Theresa Garrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of October, 2021.

Notary Public

Millage Samuel House III

Printed Notary Name

My commission expires: May 16, 2022

MILLAGE SAMUEL HOUSE III
Notary Public, State of Oklahoma
Commission # 14004447
My Commission Expires 05-16-2022

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/19/21 (date of document).

Jennifer L. Pennell

10/19/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of October, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

