Karen Johnson Davidson County
Batch# 754130 DEEDWARR
11/12/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211112-0151135

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $280,000.00. Affiant Subscribed and sworn to before me, this 8th day of November, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marsha Vick and Amanda Vick	**New Owner**	**034-05-0-019.00**
1769 Nelson Road		
Greenbrier, TN 37073		

FOR AND IN 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, WE,

Thomas Myers and Jennifer Myers, husband and wife

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

Marsha Vick, an unmarried woman and Amanda Vick, an unmarried woman; tenants in common with full rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 12 on the Plan of Gatewood, Section 1 of record in Book 3300, Pages 47-52, 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 Thomas Myers and Jennifer Myers, husband and wife, by Warranty Deed,

from Donnie Reed and Shelia Reed, husband and wife, of record in Instrument No. 20180216-0015366, dated February 16, 2018 Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3370, Page 121, amended in Book 3398, Page 438, Register's Office for Davidson County, Tennessee.
Utility Easement of record in Book 3398, Page 438, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 310 Gates Road, Goodlettsville, TN 37072.

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 8th day of November, 2021.

Thomas Myers

Jennifer Myers

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Thomas Myers and Jennifer Myers,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2021.

Notary Signature
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
ANTHONY R. ROQUE
MY COMMISSION EXPIRES SEPTEMBER 28, 2024
#HH 003729
Notary Bonded thru Public Underwriters

File #: 21-826
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certificate of Authenticity

I, D Scott Hubbard, 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 11/8/21.

Date

A. Scott Hubbard

Affiant Signature

11/8/21

Date

State of TN

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON