Karen Johnson Davidson County
Batch# 774995 DEEDWARR
12/16/2021 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211216-0166487

When recorded, return to:
Signature Title Services, LLC
636 Grassmere Park
Suite 130B
Nashville, TN 37211
File Number: ST21-37220-4724

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14943-RL-s

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**.

Cynthia Carella Locke
Affiant

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this the ~~9th~~ 10th day of December, 2021.

Jennifer Russell
Notary Public
My Commission Expires: 03/01/2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| John Adam Garner<br>801 Winthorne Court<br>Nashville, TN 37217 | Legacy Home Loans, LLC<br>4004 Hillsboro Rd Ste 216B<br>Nashville TN 37215 | 120 01 0 020.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

**Trevor J. Anema and Lauren A. Anema, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**John Garner, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**Being Lot No. 311 on the Plan of Glengarry Park, Section Three, as of record in Plat Book 2900, Page 25, Register's Office for said County and described as follows:**

**Beginning at a point in the South margin of Winthorne Court, at the corner of Lots Nos. 311 and 312; thence along the line between said lots, Southerly 170.8 feet to a point; thence Westerly along the line between Lot 311 and Glengarry Park, Section II, 95 feet to a point, thence Northerly 149.9 feet to the corner of Lot No. 310; thence with the line between lots 310 and 311 Easterly 165.5 feet to a point in the Westerly margin of Winthorne Court; thence around a curve in a Southeasterly direction 50.2 fest to the point of beginning.**

**Being the same property conveyed to Trevor J. Anema and Lauren A. Anema, Husband and Wife, by Warranty Deed from Christopher L. Hubbard, Unmarried, of record in Instrument No. 20140723-0065380, in the Register's Office of Davidson County, Tennessee, dated July 14, 2014 and recorded on July 23, 2014.**

This is improved property located at: **801 Winthorne Court, Nashville, TN 37217**.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever 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,** Grantor has executed this instrument on this 9th day of December, 2021.

GRANTOR:

Trevor J. Anema

Lauren Anema

Lauren A. Anema

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trevor J. Anema and Lauren A. Anema, the within named bargainor(s), 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 at office this 9th day of December, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-26-22



202112160166487

## Certificate of Authenticity

I, Mark B. Leadon, 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 12/09/21.

Date

Affiant Signature

12/9/21

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10th day of December, 2021.

Notary's Signature

My Commission Expires: 03/01/2025

Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY