Karen Johnson Davidson County
Batch# 830744 DEEDWARR
03/29/2022 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220329-0036463

This instrument prepared by:
1810 Title & Escrow, LLC
113 North Spring Street
McMinnville, TN 37110
(931) 507-1810
2022-1223

_____ above for recording information _____

Tax ID: 104-15-0-292

WARRANTY DEED

THIS DEED, made and entered into **March 21, 2022** by and between **Gary R. Harrell, Jr. and Ashley S. Harrell, husband and wife** hereinafter known as the Party of the First Part, and, **Ryan Daniel Garfi, a single man**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Property 1:
Tax Map and Parcel No. 104 150 00

SITUATED, LYING and BEING in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 63.5 feet of the southerly 192 feet of Lot No. 36 on the Plan of Belair, of record in Plat book 332, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Subject to any and all restrictions and easements of record.

Being the same property conveyed to Gary R. Harrell, Jr. and Ashley S. Harrell, husband and wife by Quitclaim Deed dated August 22, 2016 from Gary R. Harrell, Jr., and Ashley S. Harrell, f/k/a Ashley L. Smith, husband and wife, recorded September 9, 2016, in Instrument Number 20160909-0095256, in the Official Records of Davidson County, Tennessee; AND being the same property conveyed to Gary R. Harrell, Jr. unmarried and Ashley L. Smith, unmarried by Warranty Deed dated July 31, 2015 from Shaun C. McGuinn, n/k/a Shaun C. Samples and Zachary O. Samples, recorded August 4, 2016, in Instrument Number 20150804-0076952, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever.

The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2022 shall be prorated between them as of the date of this Deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTORS:

Gary R. Harrell, Jr.

Ashley S. Harrell

STATE OF TENNESSEE
COUNTY OF WARREN

On this 21st day of March, 2022, before me personally appeared Gary R. Harrell, Jr. and Ashley S. Harrell, 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 21st day of March, 2022.

Notary Signature
My commission expires: 05/07/2024

CHRISTAL J. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,050,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this ~~21st~~ 22nd day of March, 2022.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this ~~21st~~ 22nd day of March, 2022.

Notary Public

My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Ryan Daniel Garfi
2612 Westwood Avenue
Nashville, TN 37212

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner

Tennessee Certification of Electronic Document

I, Korla Littrell, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3-21-2022 (date of document).

Affiant Signature

3-22-2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22nd day of March, 2022

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25