Karen Johnson Davidson County
Batch# 841323 DEEDQC
04/18/2022 02:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220418-0044353

AFTER RECORDING RETURN TO:
Old Republic Title
530 S Main St Ste 1061
Akron, OH 44311
File No. 01-22009590-02C

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 053 03 0 223.00

QUITCLAIM DEED

THIS DEED made and entered into on this 03 day of April, 2022, by and between **GRANT W. GARNER F/K/A GRANT GARNER and LOIS SUZANNE GARNER, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 1301 Overton St, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **GRANT W. GARNER and LOIS SUZANNE GARNER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 1301 Overton St, Old Hickory, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 134, SECTION B, VILLAGE OF OLD HICKORY, OF RECORD IN PLAT BOOK 1424, PAGE 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF OVERTON STREET, THE COMMON FRONT CORNERS OF LOTS 134 AND 138 ON SAID PLAN; THENCE WITH SAID MARGIN OF SAID STREET, NORTHWARDLY 54.2 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 10 FEET; THENCE AROUND SAID CURVE, SOUTHEASTWARDLY 15.7 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF THIRTEENTH STREET; THENCE WITH SAID MARGIN OF SAID STREET, EASTWARDLY 102.5 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 10 FEET; THENCE AROUND SAID CURVE, SOUTHEASTWARDLY 13.8 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF RIVERSIDE ROAD; THENCE WITH SAID MARGIN OF SAID ROAD SOUTHEASTWARDLY 62.8 FEET TO A POINT; THENCE SOUTHWESTWARDLY 50.5 FEET TO A POINT IN THE EAST OR REAR LINE OF LOT NO. 138; THENCE WITH THE REAR LINES OF LOT NOS. 134 AND 138, NORTHWARDLY 19 FEET TO A POINT, THE NORTHEAST CORNER OF LOT NO. 138; THENCE WITH THE NORTH LINE OF LOT NO. 138 AND THE SOUTH LINE OF LOT NO. 134, WESTWARDLY 91.7 FEET TO THE POINT OF BEGINNING.

Being The Same Property Conveyed By Warranty Deed From Jeremy Fowler And Lara Fowler, husband and wife, to Grant Garner and Lois Suzanne Garner, joint tenants with right of survivorship, dated 04/15/2013 and recorded 04/16/2013 under Document No. 20130416-0037507 in the Official Records of Davidson County, TN.

Property Address: 1301 OVERTON ST, OLD HICKORY, TN 37138

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

GRANT W. GARNER F/K/A GRANT GARNER

LOIS SUZANNE GARNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, GRANT W. GARNER F/K/A GRANT GARNER and LOIS SUZANNE GARNER, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson, this 03 day of April, 2022.

Notary Public
My Commission expires: 9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: GRANT W. GARNER LOIS S GARNER

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 03 day of April, 2022

Notary Public
My Commission Expires: 9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

GRANT W. GARNER and LOIS SUZANNE GARNER
1301 OVERTON ST
OLD HICKORY, TN 37138

Name and address of property owner:

GRANT W. GARNER and LOIS SUZANNE GARNER
1301 OVERTON ST
OLD HICKORY, TN 37138

TRUE COPY CERTIFICATION

I, GRANT W. GARNER/ LOIS G. GARNER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Keith D McDuffie [Name of Notary],

a notary public for this county and state, Grant W Garner (FKA) Grant Garner Lois Suzanne Garner [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

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TAX ID NO: 053 03 0 223.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: JEREMY FOWLER AND LARA FOWLER, HUSBAND AND WIFE
GRANTEE: GRANT GARNER AND LOIS SUZANNE GARNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
DATED: 04/15/2013
RECORDED: 04/16/2013
DOC#/BOOK-PAGE: 20130416-0037507 / NA

ADDRESS: 1301 OVERTON ST , OLD HICKORY, TN 37138

Tennessee Certification of Electronic Document

I, Melissa Killcrece, 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 04/03/2022 (date of document).

Affiant Signature

04/03/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 3 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: MARCH 12, 2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Charles C. Bell, Notary Public
Allegheny County
My commission expires March 12, 2026
Commission number 1254861
Member, Pennsylvania Association of Notaries