WARRANTY DEED

Karen Johnson Davidson County
Batch# 853433 DEEDWARR
05/11/2022 10:00:00 AM 2 pgs
Fees: $13.00 Taxes: $4,310.50

20220511-0053757

WILLIAMSON COUNTY JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE

File #22-KA-0102-V

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Garrison	NEW OWNER	
(NAME)	(NAME)	**104-05-0-020.00**
102 39th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW F. HUBER AND JOY HUBER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS GARRISON, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 69 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, 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 Andrew F. Huber by Warranty deed from Michael J. Wamock, unmarried of record in Instrument No. 20110817-0063612 Register's Office for Davidson County, Tennessee, dated August 12, 2011 and recorded on August 17, 2011.

Being the same property conveyed to Andrew F. Huber and Joy Huber, husband and wife by Quitclaim deed from Andrew F. Huber of record in Instrument No. 20160407-0033489 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 07, 2016.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **102 39th Avenue N, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th day of May, 2022.

Andrew F. Huber

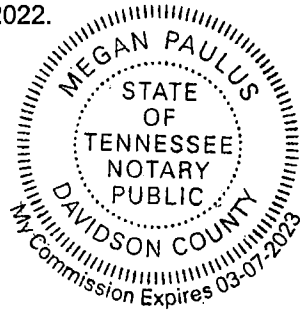
Joy Huber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2022, before me personally appeared Andrew F. Huber, 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 10th day of May, 2022.

Notary Signature
My commission expires: 3/7/23

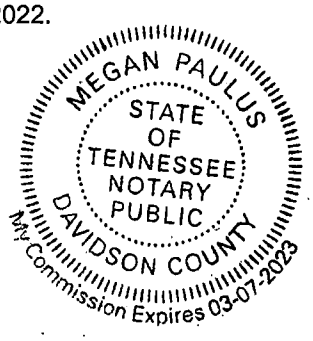


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2022, before me personally appeared Joy Huber, 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 10th day of May, 2022.

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204