WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 4-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Matthew W. Garrett and Wesley G. White	New Owners	83-13-112.00
(NAME)	(NAME)	
1302 Fatherland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220784

For and 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, I/we, **Sara Beatriz Perez, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew W. Garrett, a single man and Wesley G. White, a single man, as joint tenants with 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being the north 118.1 feet of the east 46 feet of Lot No. 106 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said lot fronts 46 feet on the south side of Fatherland Street and runs back between parallel lines 118.1 feet to a dead line.

BEING a portion of the same property conveyed to Stephen Daniel Poland and wife, Sara Beatriz Poland by Warranty Deed dated May 21, 1999, and filed of record in Book 11496, page 200, Register's Office for Davidson County, Tennessee. Stephen Daniel Poland and Sara Beatriz Poland subsequently divorced. Stephen Daniel Poland, an unmarried man, conveyed his interest in said property to Sara Beatriz Poland Perez by Quitclaim Deed dated January 2, 2007 and filed of record in Instrument No. 20070315-0031627, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1302 Fatherland Street, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year 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.

Karen Johnson Davidson County
Batch# 855794 DEEDWARR
05/16/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,155.25
20220516-0055839

Witness my hand this 5th day of May, 2022

Sara Beatriz Perez

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sara Beatriz Perez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th of May, 2022.

Notary Public
My Commission Expires: 4/26/26



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-5-22.

Affiant Signature

5-6-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 6 day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY