335-22

Prepared By:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0356

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Ashley Carnahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of September, 2022

Teresa Taylor
Notary Public

Commission Expires: 4-17-23

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth L. Fisher and Debra G. Alexander Fisher 827 Rosebank Avenue Nashville, TN 37206	NEW OWNERS	024-00-0-192.00

Karen Johnson Davidson County
Batch# 918993 DEEDWARR
09/20/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20220920-0104462

WARRANTY DEED

FOR AND IN 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,

Michael S. Garland and wife, Susan C. Garland

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth L. Fisher and Debra G. Alexander Fisher, husband and wife

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:

Land in Davidson County, Tennessee, and being all of Lot No. 1, Final Plat, SWIFT HOLLOW No. 1, as appearing of record in Book 6200, Page 881, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael S. Garland and wife, Susan C. Garland, by Quitclaim Deed from Carole Overbey Winn and Mark Bentley Winn, Co-Trustees of the Dean Will Revocable Living Trust under Agreement dated 12/9/2010, said deed dated 12/2/2013 and filed for record in Instrument No. 20131202-0122664, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carole Overbey Winn and Mark Bentley Winn, as Co-Trustees of the Dean Winn Revocable Living Trust Under Agreement dated December 9, 2010 by Executor's Deed from Carole Overbey Winn, Executrix of the Estate of Samuel Dean Winn, dated 9/28/2011 and filed for record in Instrument No. 20110930-0075971, in the Register's Office for Davidson County, Tennessee. Said Executor's Deed was corrected by Deed of Correction of record in Instrument No. 20111024-0082629, in said Register's Office.

Being the same property conveyed to Samuel Dean Winn, a married man by Warranty Deed from John Eardly Fuller, a single man, dated 6/6/2000 and filed for record in Instrument No. 20000607-0056681, in the Register's Office for Davidson County, Tennessee. The said Samuel Dean Winn died on 12/19/2010 and devised said property to be administered as part of his probate estate by Will of record in Docket No. 11P-158, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 751 Dry Creek Road, Goodlettsville, TN 37072.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of September, 2022.

Michael S. Garland

Susan C. Garland

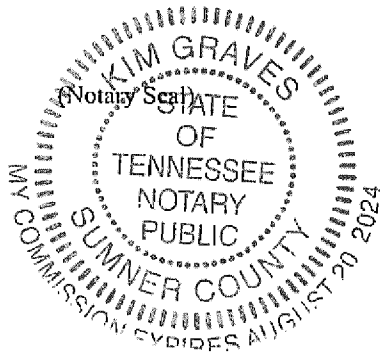
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael S. Garland and Susan C. Garland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of September, 2022.

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)



Certificate of Authenticity

1, KIMBERLY MINTER, 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 July 1, 2021. Document Dated SEPTEMBER 19, 2022.

Affiant Signature

Dated 9/19/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 19 TH day of SEPTEMBER 2022

Notary Signature

My Commission Expires: 4-17-25

Notary's Seal (if on paper)

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY