Karen Johnson Davidson County
Batch# 921285 DEEDWARR
09/26/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20220926-0106160

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-10388-2022

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September 2022.

NOTARY PUBLIC

My commission expires: 9-2-24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Smith 303 Gates Road Goodlettsville, TN, 37072	Mortgage Research Center 1400 Veterans United Dr. Columbia, MO 65203	034-05-0-010

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY-ONE THOUSAND AND 00/100 Dollars ($371,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACOB E. GARNER, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KAREN SMITH, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Gatewood, Section 1, as shown by plat of record in Book 3300, pages 47-52, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Said Lot No. 23 fronts 75 feet on the West side of Gates road and runs back 188.3 feet on the North line and 190 feet on the South Line, to a dead line in the rear on which it measures 73.2 feet.

Being the same property conveyed to Jacob E. Garner, an unmarried man, from Adam Craig Seaunier, a single person, by Warranty Deed dated June 29, 2020 and recorded July 27, 2020 in Instrument #20200727-0081857, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X_ improved property, known as: 303 Gates Road, Goodlettsville, TN 37072

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of September, 2022

GRANTOR(S)

Jacob E. Garner

STATE OF ~~TENNESSEE~~ MH OHIO
COUNTY OF Champaign

Personally appeared before me, a Notary Public, Jacob E. Garner, 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 seal, this the 16th day of Sept., 2022.

Marie Hershiser
Notary Public

Marie Hershiser
Printed Notary Name

My commission expires: 10-25-2025

MARIE HERSHISER
Notary Public
State of Ohio
My Comm. Expires
October 25, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/26/2022 ____ (date of document).

Affiant Signature

09/26/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26 day of September, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025