Karen Johnson Davidson County
Batch# 921969 DEEDWARR
09/27/2022 01:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20220927-0106917

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4144

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2022

Notary Public

Commission Expires: 10/16/2024

TYRRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Garrett Fullagar 1209 Riverbrook Drive Hermitage, TN 37076	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	097 02 0A 330.00

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, **Courtney Spier, a married woman, and John W. Spier and Mary Spier, husband and wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garrett Fullagar, an unmarried man

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, being Lot No. 330 on the Plan of Villages of Riverwood, Section One, Phase 3C, Revision One, of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed by Warranty Deed from Charles Matthew Smith, an unmarried man to Courtney Spier, an unmarried woman, and John W. Spier and wife, Mary Spier, as tenants in common with rights of survivorship, recorded April 11, 2016, as Instrument No. 20160411-0034338 in Davidson County, Tennessee Register of Deeds.

Consideration for conveyance in the amount of $183,000.00.

Commonly Known As: 1209 Riverbrook Drive, Hermitage, TN 37076

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 improved property known as: 1209 Riverbrook Drive, Hermitage, TN 37076

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 used, 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 26th day of September, 2022.

CSpier
Courtney Spier

John W. Spier

Mary Spier

STATE OF ~~TENNESSEE~~ Delaware
COUNTY OF ~~DAVIDSON~~ Sussex

On this ~~26th~~ 23rd day of September, 2022, before me personally appeared Courtney Spier, John W. Spier and Mary Spier, 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 ~~26th~~ 23rd day of September, 2022.

Notary Public Signature

STEPHANIE C SCHNAIBLE
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires Oct. 12, 2022

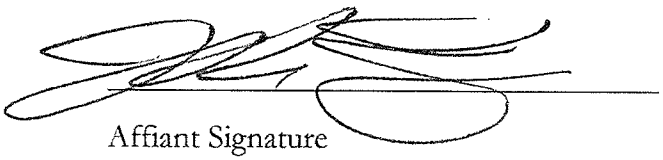
Notary Signature

My commission expires: 12OCT2022

STEPHANIE C SCHNAIBLE
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires Oct. 12, 2022

Certificate of Authenticity

I, Joshua A. Terry, 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.



Affiant Signature

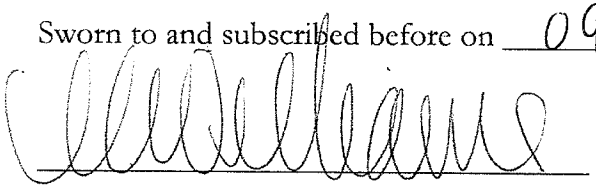
09/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 09/27/2022.



Notary Public



My Commission Expires: 5.23.23