Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $964,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of October, 2022.

Notary Public
My Commission Expires: 1.23.23

File No.: 2022-433

Address of New Owner:	Send Tax Bills to:	Tax Information:
W Lewis Garrison, Jr and Remy C. Garrison		
148 Brighton Close	Same as Owner	104-13-0F-148.00-CO
Nashville, TN 37205		

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, we

Mary G. Shrader and husband, Richard Shrader

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

W. Lewis Garrison, Jr and Remy C. Garrison,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Units 147, 148, 149 and 150 Brighton Close, Phase II, of record in Plat Book 7900, Page 136, amended in Plat Book 9700, Page 180 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Karen Johnson Davidson County
Batch# 928920 **DEEDWARR**
10/13/2022 09:36:43 AM 2 pgs
Fees: $13.00 Taxes: $3,566.80

20221013-0112206

Being the same property conveyed to Mary G. Shrader and husband, Richard Shrader by Warranty deed from Henry L. Obersteadt and wife, Mary I. Obersteadt of record in Instrument No. 20150803-0076539 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on August 3, 2015.

Being the same property conveyed to Mary G. Shrader and husband, Richard Shrader by Deed dated July 30, 2015 from Henry L. Obersteadt and wife, Mary I. Obersteadt, recorded August 3, 2015, in Instrument Number 20150803-0076539, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 148 Brighton Close, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 do 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.

Witness my/our hands this 3rd day of October, 2022.

Mary G. Shrader

Richard Shrader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard Shrader and Mary Shrader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of October, 2022.

Notary Public at Large

My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY