Karen Johnson Davidson County
Batch# 934125 DEEDWARR
10/27/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20221027-0116383

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2022.

Notary Public
My commission expires: 10-27-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roderick Garro **Cassie Garro**	New Owner	**161110A04400CO**
386 Huntington Ridge Dr	155 Ruland Cir	
Nashville, TN 37211	Hendersonville TN 37075	

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 ACKNOWLEDGE, WE,

Terri Hamilton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roderick Garro and Cassie Garro, 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, being Unit No. 44, on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Terri Hamilton, unmarried, by Warranty Deed from H Edmond Sorrell, a single man, dated February 25, 2005, of record in Instrument No. 20050303-0023558, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restriction Amendments of record in Instrument No. 20110331-0024865, Instrument No. 20130724-0076332, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 386 Huntington Ridge Dr, Nashville, TN 37211.

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 in 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.

Terri Hamilton Date: 10/26/2022

Terri Hamilton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Terri Hamilton, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of October, 2022.

LELAND L. COLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 11/22/23

Certificate of Authenticity

I, Renee Long, 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 10-26-2022.

Date

Affiant Signature

10-26-2022

Date

State of TN
County of SUMNER

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

Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER