THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5446-WE

Karen Johnson Davidson County
Batch# 961891 DEEDWARR
01/18/2023 09:44:56 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50

20230118-0003985

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 925,000.00.

Milton Stephen Harrison Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January 2023

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

Nancy L Mazza
Notary Public

MY COMMISSION EXPIRES: 11-12-2026

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Garrison and Nancy W. Garrison as Co-Trustees, or their Successor, of the Donald E. Garrison and Nancy W. Garrison Revocable Living Trust dated May 9, 2011	NEW OWNER	117-05-0-A-010.00
3613 Bowlingate Lane		
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Milton Stephen Harrison, Sr and Terri L. Harrison**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald E. Garrison and Nancy W. Garrison as Co-Trustees, or their Successor, of the Donald E. Garrison and Nancy W. Garrison Revocable Living Trust dated May 9, 2011**

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. 10 on the Plan of Bowlingate, A Planned Unit Development of record in Plat Book 6250, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Milton Steven Harrison, Sr. and wife, Terri L. Harrison by Warranty deed from Gyim Yang and husband, Seung Ok Park of record in Instrument No. 20090803-0072499 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 03, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for year 2022 which have been prorated and assumed by Grantee; (2) Subject to all matters shown on the Plan of record in Plat Book 6250, Page 844, Register's Office for Davidson County, Tennessee.; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6802, Page 512 and Amended in Instrument No. 20220210-0015409, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; (4) Charter of record in Book 7020, Page 900, in the Register's Office for Davidson County, Tennessee.; (5)Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, Page 846 and Book 3956, Page 850, in the Register's Office for Davidson County, Tennessee.; (6)Fence Easement Agreement of record in Book 7484, Page 227, in the Register's Office for Davidson County, Tennessee.; (7)Subject to rights of others in and to the common areas and/or elements.

This is __ unimproved _X_ improved property known as **3613 Bowlingate Lane, Nashville, TN 37215**

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 our hands this the 16 day of January, 2023.

Milton Stephen Harrison Sr
Milton Stephen Harrison, Sr

Terri L. Harrison

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Milton Stephen Harrison, Sr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of January, 2023.

My Commission expires: 11-12-2026 Nancy L Mazza
Notary Public

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

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 **Terri L. Harrison,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of January, 2023.

My Commission expires: 1-6-25 M. Catherine Clearwaters
Notary Public

M. CATHERINE CLEARWATERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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 our hands this the 16 day of January, 2023.

Milton Stephen Harrison, Sr

Terri L. Harrison

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Milton Stephen Harrison, Sr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

Notary Public

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 **Terri L. Harrison,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of January, 2023.

My Commission expires: 1-8-24

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON