Karen Johnson Davidson County
Batch# 974238 DEEDWARR
02/24/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230224-0013394

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1433

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Errine Garnett, single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrea Meike Atwood, a unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-subdivision Part of Lot No. 58, West Nashville Annex, of record in Plat Book 3842, page 263, 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 Errine Garnett, single woman by deed from Nashville Estate Development, Inc., dated January 27, 2017, of record in Inst. No. 20170130-0009918, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6500 Robertson Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Andrea Meike Atwood
6500 Robertson Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Fairway Independent Mortgage
4201 Marsh Lane
Carrollton, TX 75007

TAX MAP-PARCEL #:
090-08-0-026.00

WITNESS THE EXECUTION HEREOF this 21st day of February, 2023.

Errine Garnett

State of Tennessee)
County of Davidson)

On this 21st day of February, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Errine Garnett and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 355,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of February, 2023.

Notary Public

My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

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 February 24, 2023 (date of document).

Affiant Signature

February 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023