Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 987480 DEEDWARR
04/03/2023 09 53 14 AM 2 pgs
Fees $13 00 Taxes $1,942 50

20230403-0023781

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$525,000.00.**

Jessica D. Puckett
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2023

Notary Public

My commission expires: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Tracey R. Garrett **Constance D. Garrett**	**OWNERS**	**Map 142-06-0 Parcel 002.00**
129 Bethlehem Road		
Lebanon, TN 37087		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Jane Shelton, a widow

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

Tracey R. Garrett and Constance D. Garrett, 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 Lot No. 18 on the Plan of Cross Timbers, Section 1 as of record Plat Book 3700, Page 37, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to George Roger Shelton and wife Mary Jane Shelton, by Deed dated July 24, 2005, from Morris A. Webb, married, and Donald R. Sadler, married, of record in Instrument No. 20050628-0074405, Register's Office of Davidson County, Tennessee. The said George Roger Shelton died November 19, 2014, leaving Mary Jane Shelton as the surviving tenant by entirety.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 3700, Page 37, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **7420 Highway 70 South, Nashville, TN 37221**

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 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 hand(s) this **31st** day of **March, 2023.**

Mary Jane Shelton

Mary Jane Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Jane Shelton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2023.**

Diana G Aubin

Notary Public

My Commission Expires: 10-2-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN