STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2023.

Notary Public
MY COMMISSION EXPIRES: 8-20-2023
File No. G23-18284

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 989031 DEEDWARR
04/05/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230405-0024978

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Pinnacle Bank	MAP-PARCEL NUMBER
James Garrison and Gail Garrison (NAME)	(NAME)	033-13-0A-003-00
CMR 450 Box 159 (STREET ADDRESS)	150 3rd Ave S, 1000 (STREET ADDRESS)	
APO, NY 09705 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lauren Hubicz and William Jones, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James** Alec **Garrison, and Gail** Janine Pallister **Garrison**, 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. 3, on the Plan of Hidden Springs, Phase-One, Section Two, a Plat of record in Instrument No. 20050209-0015118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lauren Hubicz and William Jones, wife and husband by Deed dated March 5, 2021, recorded March 10, 2021, in Instrument Number 20210310-0031279, in the Register's Office of Davidson County, Tennessee.

Lauren Hubicz and Lauren Hubicz Jones being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 852 Fonnic Drive, Nashville, TN 37207.

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. Whenever 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.

Lauren Hubicz Jones

William Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared Lauren Hubicz Jones and William Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2023.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Pam Autry,** 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 this the 31st day of March, 2023.

Affiant Signature
Date 03/31/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON