Karen Johnson Davidson County
Batch# 1016112 DEEDWARR
06/16/2023 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230616-0046227

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2023.

Notary Public

My commission expires: 4/13/24

(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SUSANNE GARLAND	New Owner	142-07-OC-048.00 CO
244 Myhr Green		
Nashville, TN 37221		

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

SAMMIE K. WALKER AND LOUISE ANN WALKER, HUSBAND AND WIFE

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

SUSANNE GARLAND, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 48, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, page 44, as corrected in Book 7467, page 279, and amended in Book 7482, page 312, and as Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" of the aforementioned Master Deed.

Being the same property conveyed to SAMMIE K. WALKER AND LOUISE ANN WALKER, HUSBAND AND WIFE, by deed from SHELLEY L. DARLING, UNMARRIED, of record as Instrument No. 20191011-0104216, dated October 7, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 244 Myhr Green, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 15th day of June 2023.

Sammie K Walker
SAMMIE K. WALKER

Louise Ann Walker
LOUISE ANN WALKER

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SAMMIE K. WALKER AND LOUISE ANN WALKER, HUSBAND AND WIFE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2023.

E Prophet
NOTARY PUBLIC
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, J. Trent Lehman, 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 6/15/23 (date of document).

Affiant Signature

6/16/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY