Karen Johnson Davidson County
Batch# 1022312 DEEDWARR
07/03/2023 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20230703-0050881

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James Walton Garrett, III
4098 Port Cleburne Lane
Hermitage, TN 37076

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 098-01-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacques Simard and Kristi Simard, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James Walton Garrett, III, unmarried man, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section One, Lake Park of record in Plat Book 4175, Page (s) 134 and 135, 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 Jacques Simard, a married man by Warranty deed from Rubye T. Law, unmarried, (by Michael Law, attorney-in-fact by virtue of Power of Attorney recorded in Instrument No. 20060928-0120023 in the Register's Office for Davidson County, Tennessee, said Warranty deed of record in Instrument No. 20060928-0120024 in the said Register's Office, dated September 26, 2006, and recorded on September 28, 2006.

This is improved property known as: **4098 Port Cleburne Lane, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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. Possession to be given 3rd day of July, 2023.

WITNESS MY HAND on this the 3rd day of July, 2023.

Jacques Simard

Kristi Simard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jacques Simard and Kristi Simard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $510,000.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

File No: 230231

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/3/23.

Date

Affiant Signature

7/3/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025