39B

Karen Johnson Davidson County
Batch# 1056835 DEEDWARR
10/03/2023 01:34:37 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20231003-0077755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of October, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 7/6/24

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

2023-09-1174

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Frank McEnery Garrett, Jr. 713 44th Avenue North Nashville, TN 37209	Rocket Mortgage LLC 1050 Woodward Ave Detroit, MI 48226-1906	Map/Parcel 091-12-0N-001.00

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, **Shannon Maier, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank McEnery Garrett, Jr, a single man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee being Unit 1 on the Plan of The Grove at 44th Avenue as shown in the Declaration of Covenants, Conditions and Restrictions for The Grove at 44th Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140506-0038578, Scrivener's Affidavit in Instrument No. 20150113-0003527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Emily A. House and Michael E. Gabrys, wife and husband by Warranty deed from Curtis M. Groves and Faith J. Groves, husband and wife of record in Instrument No. 20150224-0015655 Register's Office for Davidson County, Tennessee, dated February 17, 2015 and recorded on February 24, 2015.

Being the same property conveyed to Shannon Maier, an unmarried woman by Warranty deed from Emily A. House and Michael E. Gabrys, wife and husband of record in Instrument No. 20210920-0126137 Register's Office for Davidson County, Tennessee, dated September 09, 2021 and recorded on September 20, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien now due and payable but not yet delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 713 44th Avenue North, 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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, 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.

Effective the 3rd day of October, 2023:

Shannon Maier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of October, 2023, before me personally appeared Shannon Maier, 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 3 day of October, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024