Karen Johnson Davidson County
Batch# 1059926 DEEDWARR
10/12/2023 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20231012-0079899

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 23-19816

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael E. Barnes (NAME)	New Owner (NAME)	019-13-0-040
648 S. Tunnel Rd. (STREET ADDRESS)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(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, **Timothy M. Garrett, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael E. Barnes, an unmarried man,** 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 Nos. 13 and 14 on the Map showing Subdivision of part of W.B. Myers' Home Place, Goodlettsville, Tennessee, as shown on plat of record in Book 547, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Also included in the above description is a portion of an alleyway abandoned by the City of Goodlettsville in Ordinance No. 19-959. See Metro Ordinance No. OR-20190959.

Being the same property previously conveyed to Cole & Garrett Funeral Home, Inc., a Tennessee corporation, by Quitclaim Deed from Joe D. Adams, Trustee, dated April 25, 1989 and recorded April 27, 1989 in Book 7826, Page 113, in the Register's Office of Davidson County, Tennessee.

Also being a portion of the same property conveyed to Timothy M. Garrett, by Quitclaim Deed from Cole & Garrett Funeral Home, Inc., dated September 12, 1995 and recorded September 13, 1995 in Book 9793, Page 654, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Timothy M. Garrett, by Quitclaim Deed from Cole & Garrett Funeral Home, Inc., dated September 12, 1995 and recorded September 13, 1995 in Book 9793, Page 654, in the Register's Office of Davidson County, Tennessee. Cole & Garrett Funeral Home was erroneously referenced as Cole & Garrett Funeral Homes

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

The 2022 taxes have been paid by the Grantor and the 2023 taxes have been prorated between the Grantor and Grantee and will be paid by the Grantor. All future taxes will be assumed by the Grantee herein.

This is un-improved property, known as 110 Church St, Goodlettsville, TN 37072.

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 10th day of October, 2023.

Timothy M. Garrett

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of October, 2023, before me personally appeared Timothy M. Garrett, 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 10th day of October, 2023.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/10/23 (date of document)

Affiant Signature

10/10/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY