This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1107250 DEEDWARR
03/04/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20240304-0014858

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Garrek Thompson 113 C Myatt Dr. Madison, TN 37115	NEW OWNER 113C MYATT DR. MADISON, TN 37115	043110- 194.00

THIS INDENTURE, made this 29th day of February 2024 between

Deborah L. Leeper, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Garrek Thompson, an unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Re-subdivision of Lot 10 on the Second Revised Plan of Myatt-Egan Subdivision of Lots 2 and 3 of Anderson Estates, of record in Book 5190, Page 670, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the East margin of Myatt Drive and extends back 200.0 feet between parallel lines to a line on the rear measuring 50.00 feet.

Being the same property conveyed to Deborah L. Leeper by Warranty Deed dated 9/26/1991 from Robert Y. Musselwhite and wife, Janice W. Musselwhite of record in Book 8457, Page 402, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 113 C Myatt Dr., Madison TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Deborah L. Leeper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah L. Leeper, 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 and official seal at office in Goodlettsville, Tennessee on this the 29th day of February 2024.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $339,900.00.

Affiant

Sworn to and subscribed before me, this _____ day of February 2024.

Notary Public
My Commission Exp: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 29, 2024**.

Date

Affiant Signature

March 4, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **4** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)