Karen Johnson Davidson County
Batch# 1131905 DEEDWARR
05/07/2024 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240507-0033619

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-1430

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of April, 2024

Michelle Martin
Notary Public

Commission Expires: 9-21-26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Eggers and Kevin Stevens 3005 Runabout Drive Nashville, TN 37217	Mortgage Investors Group 8320 East Walker Springs Lane Ste. 200 Knoxville, TN 37923	136-14-0-094-00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Garnett L. Gardner, Jr., an unmarried man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Stevens and Jennifer Eggers, husband and wife,

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 No. 90 on the Plan of Section One, Harbour Town Village of record in Plat Book 4675, Page (s) 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot no. 90 fronts 107.26 feet on the easterly side of Runabout Drive and extends back 129.19 feet on the southerly line and 91.80 feet on the northerly line to a dead line, on which it measures 81.31 feet thereon.

Being the same property conveyed to Garnett L. Gardner, Jr. and wife, Carolyn Jones Gardner by Warranty Deed from John F. Fuller and wife, Angela C. Fuller of record in Book 6897, page 939, Register's Office for Davidson County, Tennessee, dated June 12, 1986 and recorded on June 25, 1986. The said Carolyn Jones Gardner died on or about February 03, 2019, leaving Garnett L. Gardner, Jr. as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3005 Runabout Drive, Nashville, TN 37217

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 so 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. 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.

Dated this the 26th day of April, 2024.

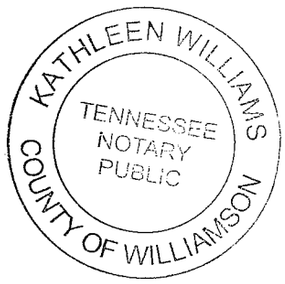
Garnett L. Gardner, Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of April, 2024, before me personally appeared Garnett L. Gardner, Jr, 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 26th day of April, 2024.

Notary Signature
My commission expires: 5.10.27



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/26/24.

Affiant Signature

5/7/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY