# WARRANTY DEED

Karen Johnson
Batch # 1136123
05/16/2024 03:14:10 PM
Fees: $13.00 Taxes: $1,128.50

Davidson County
DEEDWARR
2 pgs

20240516-0036512

BS-LHI-24-2706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-09-2024

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Equity Partners Group, LLC** | **New Owner** | |
| (NAME) **1770 Forsyth Park Drive** | (NAME) | **072-10-0-179.00** |
| (ADDRESS) **Brentwood, TN 37027** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAM GARNER AND ANABEL GARNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 18 on the Map of Eastmoor Place, of record in Plat Book 547, Page(s) 177 and 178, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the Easterly side of Bronte Avenue and runs back 267.5 feet on the Northerly line and 249.8 feet on the Southerly line to a dead line and measures 53.1 feet thereon.

Being the same property conveyed to Sam Garner and Anabel Garner, husband and wife by Warranty deed from Sarah M. Harris, unmarried of record in Instrument No. 20170725-0075019 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 177 and 178, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20060525-0061426, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2706 Bronte Ave, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15th DAY OF MAY, 2024.

Sam Garner

Anabel Garner

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for ~~said~~ County, and State, SAM GARNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

of Prince George's of Maryland

Witness my hand and official seal, this the 15th of May, 2024.

Notary Public
My Commission Expires: 02/25/2028
(SEAL)

SHARON FISHER AHMAD NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MD MY COMMISSION EXPIRES FEBRUARY 25, 2028

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, ANABEL GARNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

of Prince George's of Maryland

Witness my hand and official seal, this the 15th of May, 2024.

Notary Public
My Commission Expires: 02/25/2028
(SEAL)

SHARON FISHER AHMAD NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MD MY COMMISSION EXPIRES FEBRUARY 25, 2028

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212