Name and Address of New Owner:
Joshua Garst
7456 Whites Creek Pike
Nashville, TN 37080

Send Tax Bills To:
Lending Hand Mortgage
510 Lentz Drive
Madison, Tennessee 37115

Karen Johnson Davidson County
Batch# 1143800 DEEDWARR
06/05/2024 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20240605-0042214

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 015-00-0-188.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Michael Daniel and Benjamin Lee Daniel**, "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Ryan Garst, A Single Man, As Sole Ownership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the Second Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated October 28, 1980, revised November 20, 1980 and known as Job No. 80-202 more particularly described as follows:

Beginning at a point on the easterly margin of Whites Creek Pike, said point of beginning being the Southwest corner of the herein described tract and also being 360' northerly from the Northwest corner of Lot No. 1 of the Division of the Portion of the William C. Gifford property of record in Book 5800, page 32, R.O.D.C., Tn.; thence with the easterly margin of said Whites Creek Pike N04°28'23"E 50.00' to an iron pin; thence leaving the margin of Whites Creek Pike S85°07'59"E 318.05' to an iron pin; thence N01°00'42"E 76.54' to an iron pin; thence S84°52'31"E 638.17' to a point; thence S05°56'04"W 141.18' to a point; thence N84°03'57"w 948.26' to the point of beginning, containing 2.37 acres more or less.

Being the same property conveyed to Michael L. Daniel and wife, Patricia L. Daniel by Warranty Deed from William C. Gifford, dated June 11, 1990 and recorded June 12, 1990 in Book 8129, Page 831 and correction Deed in Book 8173, Page 449, dated August 8, 1990 and recorded August 13, 1990, Register's Office of Davidson County, Tennessee.

Patricia L. Daniel having become deceased on or about September 5, 2008; leaving Michael L. Daniel as surviving tenant by the entirety.

Michael L. Daniel having become deceased on or about June 1, 2022; see Probate Docket 22P2032 Davidson County, Tennessee; Affidavit of Heirship in Instrument No. 20240223-0012488, Register's Office of Davidson County, Tennessee.

Being improved property known as **7456 Whites Creek Pike, Nashville, TN 37080.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 5th day of June, 2024.

_____(SEAL)
Jason Michael Daniel

_____(SEAL)
Benjamin Lee Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Michael Daniel and Benjamin Lee Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2024.

_____
Notary Public
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of June, 2024.

Notary Public
My commission expires:

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

File No. GNT-24-3356

Certificate of Authenticity

I, Gary L. Dilliha, 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 June 5, 2024.

Affiant Signature

6-5-2024
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me on June 5, 2024.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

