Name and Address of New Owner:
Joe Garrett and Tammy Garrett
1176 Halls Mill Road
Unionville, TN 37180

Send Tax Bills To:
Joe Garrett and Tammy Garrett
1176 Halls Mill Road
Unionville, TN 37180

Karen Johnson Davidson County
Batch# 1149122 DEEDWARR
06/20/2024 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20240620-0046335

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:108 08 0B 012.00

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, **LILLIAN ZACHARIAS and DOUGLAS LEE WORRELL, wife and husband**, "the Grantor(s)," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JOE GARRETT and TAMMY GARRETT, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit No. 12, Lot No. 12 Horizontal Property Regime, Section 2, Phase II, Quail Valley, as shown by plat of record in Plat Book 5200, Page 395, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lillian Zacharias, married by Deed dated October 25, 2001 from Willie H. McDonald, a widow, recorded October 30, 2001, in Instrument Number 200110300117939, in the Official Records of Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 1117 Quail Court West, Nashville, TN 37214

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 regulations of the appropriate governmental body.

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

Grantors covenant 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.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed on the 20th day of June, 2024.

Lillian Zacharias

Lillian Zacharias

Douglas Lee Worrell

Douglas Lee Worrell

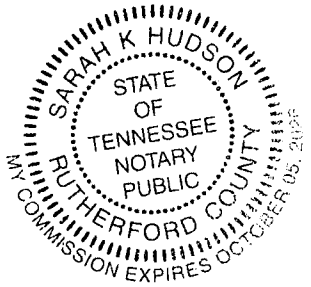
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 20th day of June, 2024, before me personally appeared Lillian Zacharias and Douglas Lee Worrell, 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 20th day of June, 2024.

Sarah K. Hudson

Notary Signature
My commission expires: 10/05/2026



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $175,000.00, 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 20th day of June, 2024.

Sarah K. Hudson
Notary Public
My commission expires: 10/05/2026
File No. 2024-05-3989



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or 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 06/20/2024. (Date of Document)

Affiant Signature

Date: 06/20/2024

State of Tennessee)

County of Rutherford)

Sworn and Subscribed to me this 20th day of June, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/2026

