Karen Johnson Davidson County
Batch# 1161376 DEEDWARR
07/24/2024 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20240724-0056018

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249466

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$260,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23rd day of July, 2024.

SANDRA L. MITCHELL TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public
My Commission Expires: 5/28/25

WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 2024, among:

JONATHAN D. GARCIA, UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARILYN KARAS, SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly boundary of East Lake Drive at the point it meets the common boundary of Lots 72 and 73, East Lake subdivision, as in Book 5800, Page 151, thence following said common boundary in a Westerly direction 141.89 feet to a point; thence North 6 degrees 33 minutes 46 seconds West 49.67 feet to a point; thence in an Easterly direction 141.61 feet to a point on the Westerly boundary of East Lake Drive; thence, in a Southerly direction 49.67 feet to the point of beginning.

Being the same property conveyed to Jonathan D. Garcia, unmarried man by Warranty Deed from Kurt Strickmaker and Ann Marie Strickmaker, husband and wife of record in Instrument No. 20180108-0002094 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 08, 2018.

This is improved property as 3139 East Lake Dr., Nashville, TN 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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 undersigned have executed this instrument on the date first above written.

Jonathan D. Garcia

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 23 day of July, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: MARILYN KARAS
Address: 3139 EAST LAKE DR.
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 108-08-0-174-00

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 7/23/24 *(date of document)*.

Custodian's Signature

7/23/24
date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON