Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1193587 DEEDWARR
10/15/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20241015-0079768

39-B
File #24-1244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Lundeen Garner, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Farrar and Meredith Ann Farrar, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Crievewood of record in Plat Book 2331, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Adam Garner and Sarah Lundeen Garner, husband and wife by Warranty Deed from Britta M. Watters, a married woman of record in Instrument No. 20140902-0079744 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 02, 2014.

Being the same property conveyed to Sarah Lundeen Garner, unmarried by Quitclaim Deed from John Adam Garner, unmarried of record in Instrument No. 20171107-0114301 Register's Office for Davidson County, Tennessee, dated November 01, 2017 and recorded on November 07, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5015 Marchant Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
William Farrar
5015 Marchant Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
United American Mortgage
3198 Airport Loop Dr. Ste. F
Costa Mesa, CA 92626

TAX MAP-PARCEL #:
147-09-0-028.00

WITNESS THE EXECUTION HEREOF this 11th day of October, 2024.

Sarah Lundeen Garner

State of Tennessee)
County of Davidson)

On this 11th day of October, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah Lundeen Garner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 679,000.00.**

Madelyn Shue
Affiant

Sworn and subscribed before me on this the 11th day of October, 2024.

Notary Public

My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 10-11-24.

Affiant Signature

10-15-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY