Karen Johnson Davidson County
Batch# 1214744 DEEDWARR
12/11/2024 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $24.98
20241211-0096251

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,750.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2024.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 11/24/26
File No. G24-22348

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jerilyn Sawyer and James Garner<br>(NAME) | New Owner<br>(NAME) | 29-176 |
| 4422 Pecan Valley Road<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37218<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Heather Nicole Bracey, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerilyn Sawyer and James Garner, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, not separately described in the prior conveyances, and appearing from the deeds of the neighboring properties to be described generally as follows:

Beginning at a point in the southerly right of way of 112 Highway, a common corner with the Bishop Edward U. Kmiec property of record in Book 9401, Page 320; thence with Kmiec S55° 10" W 189 feet more or less to a stake; thence N 2° 37'E, a common line with Kmiec for 111.66 feet more or less, passing a concrete marker in this line at the common corner of Kmiec with Sawyer and Garner per Instrument 20211223-0169605, and continuing with Sawyer and Garner 226 feet more or less to a concrete marker in the southerly right of way of 112 Highway; thence with said right of way, a broken line 270 feet more or less southeastwardly to the point of beginning, containing 0.73 acres more or less.

Being part of the same property conveyed to Heather Nicole Bracey by Deed dated November 16, 2023 from Margaret B. Larkin, recorded November 16, 2023, in Instrument Number 20231116-0089521, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 0 Clarksville Highway, Nashville, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 10th day of December, 2024.

Heather Nicole Bracey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2024, before me personally appeared Heather Nicole Bracey, 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 10th day of December, 2024.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **12/10/2024** (date of document).

Affiant Signature

**12/11/2024**

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **11th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202412110096251