Warranty Deed

Karen Johnson Davidson County Batch# 1224920 DEEDWARR 01/09/2025 12:45:30 PM 3 pgs Fees: $18.00 Taxes: $1,380.10 20250109-0001996	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $373,000.00. Affiant Subscribed and sworn to before me, this the 8th day of January, 2025. Notary Public My commission expires: 1-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Baldassarre	Prosperity Home	063-16-0B-069.00-CO
745 Jaywood Drive	4440 Brookfield Corporate	
Old Hickory, TN 37138	Chantilly VA 20151	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN GARRISON AND HEATHER GARRISON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH BALDASSARRE, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 71 on the Plan of Planned Unit Development, Chitwood Downs of record in Plat Book 6900, Page (s) 550 through 552, inclusive as corrected by Certificate of Correction in Book 7462, page 445, and amended in Book 8181, page 112, now known as Hampton Park, 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 Hunter Blair and Chelsea Blair by Warranty Deed from Eric Ramey and Lori B. Ramey and Frances A. Smith of record in Instrument No. 20200710-0075802 Register's Office for Davidson County, Tennessee, dated July 9, 2020 and recorded on July 10, 2020.

Being the same property conveyed to John Garrison and Heather Garrison, husband and wife by Warranty Deed from Hunter Blair and Chelsea Blair, husband and wife of record in Instrument No. 20230310-0017556 Register's Office for Davidson County, Tennessee, dated March 09, 2023 and recorded on March 10, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 745 Jaywood Drive, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of January, 2025.

John Garrison

Heather Garrison

STATE OF GEORGIA
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Garrison and Heather Garrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of January, 2025.

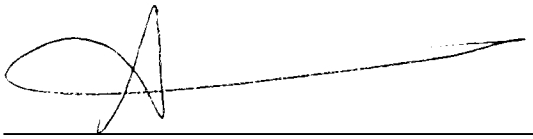
Marie O. Neese
Notary Public

My Commission Expires: 4·22·2027

MARIE O. NEESE NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA APRIL 22, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **1-09-2025**.



Affiant Signature — **1-09-2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1-09-2025**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal