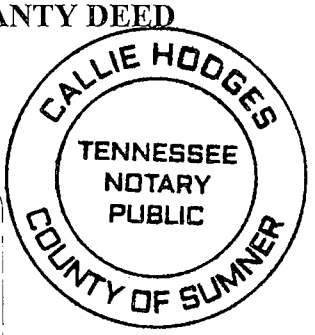
WARRANTY DEED



Karen Johnson
Batch # 1294427
07/07/2025 03:32:07 PM
Fees: $18.00 Taxes: $1,313.50
Davidson County
DEEDWARR
3 pgs
20250707-0053341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/30/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katelyn Marklein and Robert Marklein	same as new owner	
(NAME) 213 West Cedar Street	(NAME) 213 West Cedar Street	025-04-0-018.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **HANNAH ASHLEA GARVEY, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATELYN MARKLEIN AND ROBERT MARKLEIN, 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, being Lot No. 18 on an unrecorded survey by Ragan, Smith & Associates, Inc., dated August 13, 1979, and described as follows: Beginning at an iron pin in the Northerly margin of Cedar Street; thence, with the margin of said street round a curve having a radius of 675.03 feet, a distance of 102.00 feet to an iron pin; thence, North 6 degrees 08 minutes 39 seconds West 135.18 feet to an iron pin; thence, North 87 degrees 48 minutes 15 seconds East 55.84 feet to an iron pin; thence, South 22 degrees 06 minutes 5 seconds East 159.37 feet to the point of beginning.

Being the same property conveyed to Hannah A. Reed, a single woman, by Warranty Deed from Brian Lee Manning and Susan Ashley Manning, husband and wife, dated March 12, 2020, in Instrument No. 20200722-0080479, Register's Office of Davidson County, Tennessee. Hannah A. Reed has since married Christopher Michael Garvey; and he joins in executing this deed, conveying any marital interest he may have in said property. Hannah A. Reed now goes by Hannah Ashlea Garvey. Hannah A. Reed is the same person as Hannah Ashlea Garvey.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 213 West Cedar Street, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 19 day of June, 2025

CHRISTOPHER MICHAEL GARVEY

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Michael Garvey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of June, 2025.

Commission expires: 08/07/2029

Notary Public

DEBORAH RICHARDS NOTARY PUBLIC ALABAMA STATE AT LARGE

CH2025-740

Witness my hand this 19 day of June, 2025

HANNAH ASHLEA GARVEY

STATE OF ~~TENNESSEE~~ DR Alabama
COUNTY OF ~~DAVIDSON~~ DR Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hannah Ashlea Garvey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of June, 2025.

Commission expires: 06/07/2029

Notary Public

DEBORAH RICHARDS NOTARY PUBLIC ALABAMA STATE AT LARGE