This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is ~~$342,000.00~~.

Affiant

Subscribed and sworn before me this the 22nd day of July, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1301796 DEEDWARR
07/24/2025 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20250724-0058525

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Garris 3938 W. Valley Dr. Nashville, TN 37211	New Owner	148-09-0 131.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA MYERS AND HALEY MYERS, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BENJAMIN GARRIS**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Locustwood Subdivision, Section 4, of record in Book 2330, page 137. Register's Office for Davidson County, Tennessee.

Said Lot No. 19, fronts 85.4 feet on the southeasterly side of West Valley Drive and runs back 190 feet on the northeasterly line and 173.4 feet on the southwesterly line to a dead line in the rear measuring 86.7 feet thereon.

Being the same property conveyed to Joshua Myers and Haley Myers, husband and wife, by deed dated 09/06/2013, from Adriana F. Watt and husband, Christopher P. Watt, of record in Instrument No. 20130911-0095810, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3938 W. Valley Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of July, 2025.

Joshua Myers

Haley Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Myers and Haley Myers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2025.

My commission expires: 9-7-26

Notary Public



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 7/22/25.

Affiant Signature

7/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY