Karen Johnson Davidson County
Batch# 1316500 DEEDWARR
08/29/2025 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20250829-0069297

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 11/22/2025

(AFFIX SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. AD-25-10712

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Garmon, Jr	SAME AS NEW OWNER	
(NAME)	(NAME)	
2120 Beachfront Avenue		165-05-0A-122-00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I/we, **Kayleigh E. Shoemaker, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Garmon, Jr, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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.161, South Shore Section I, Phase II, as shown on Plat of record in Instrument No. 20050210-0015592, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kayleigh E. Shoemaker a single woman by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation of record in Instrument No. 20170919-0096011 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 19, 2017.

This is property more commonly known as 2120 Beachfront Avenue, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of August, 2025.

Kayleigh E. Shoemaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2025, before me personally appeared Kayleigh E. Shoemaker, 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 25th day of August, 2025.

Notary Signature
My commission expires: 3-3-2026



Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 true and exact copy of the original document executed and authenticated according to law on 8/25/2025 (date of document).

Affiant Signature

5/27/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27 day of August, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 7/24/26

NOTARY'S SEAL

