Karen Johnson Davidson County
Batch# 1371566 DEEDWARR
01/21/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20260121-0005087

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2026.

Notary Public:
My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
MonAve Revocable Trust dated the 14th day of January, 2026 **480 Moncrief Ave** **Goodlettsville, TN 37072**	New Owner **480 Moncrief Ave** **Goodlettsville, TN 37072**	025-03-0-028.00 &

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary C. Garrett, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **MonAve Revocable Trust dated the 14th day of January, 2026, and any amendments thereto**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TRACT I – Parcel 025-03-0-028.00

LAND in the 10th Civil District of Davidson County, Tennessee, within the corporate limits of Goodlettsville, Tennessee, being a part of Moncrief's Subdivision of the northerly part of the Allen Mathes Land, and described according to a survey dated March 18, 1967, made by Wayne S. Cooper, Surveyor, as follows:

BEGINNING at an iron pin in the southerly margin of Moncrief Avenue, corner to Medlin; thence with Medlin's westerly line, South 29 deg. 30 min. West 1125 feet; to a point in the center of Hitt Road; thence with the center of said road as follows: North 21 deg. 30 min. West 220 feet, North 34 deg. 30 min. West 131 feet, North 11 deg. 30 min West 110 feet, North 7 deg. 20 min. West 360 feet, North 14 deg. 30 min. East 165 feet, North 11 deg. 10 min. East 150 feet and North 10 deg. 45 min West 33.1 feet; thence leaving said road with Clifton's new line as follows: South 70 deg. 57 min. East 240 feet to an iron pin; South 75 deg. 36 min East 293.2 feet to an iron pin and North 34 deg. 37 min East to an iron pin in the southerly margin of said Moncrief Avenue; thence with said margin, South 42 deg. 36 min. East 64 feet to an iron pin and South 60 deg. 43 min. East 97.4 feet to the beginning, containing 10.49 acres, more or less.

BEING the same property conveyed to Mary C. Garrett, by Quitclaim Deed from Glen G. Garrett, Jr., dated 5/26/1994 and recorded 5/26/1994 in Book 9357, Page 964; and being the same property previously conveyed to Glen G. Garrett, Jr. and wife, Mary C. Garrett, by Warranty Deed from Woodrow Kirby Clifton and wife, Mary Pauline L. Clifton, dated 3/31/1967 and recorded 4/3/1967 in Book 4117, Page 54, in the Register's Office of Davidson County, Tennessee.

TRACT II – Parcel 025-00-0-159.00

LAND in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated November 7, 1983, and known as Job No. 83-319, as follows:

BEGINNING at an iron pin in the southerly margin of Moncrief Avenue at the northeasterly corner of the James D. Leckrone, Trustee's property of record in Deed Book 5458, page 876, Register's Office for Davidson County, Tennessee; thence leaving the line of Leckrone Trustee's property and

with said margin of Moncrief Avenue, S. 77 deg. 03 min. 25 sec. E. 50.07 feet to an iron pin, being the northwesterly corner of the Virgil Ray property of record in Deed Book 4607, page 232, Register's Office for Davidson County, Tennessee; thence leaving said avenue and with the line of Ray's property S. 31 deg. 29 min. 31 sec. W. 263.65 feet to an iron pin; thence leaving Ray's property S. 34 deg. 53 min. 20 sec. W. 204.83 feet to an iron pin; thence S. 30 deg. 40 min. 52 sec. W. 169.08 feet to an iron pin; thence S. 73 deg. 40 min. 47 sec. E. 148.32 feet to an iron pin; thence S. 32 deg. 00 min. 12 sec. W 588.90 feet to an iron pin in the northerly line of the Sadie M. Hall property of record in Deed Book 3869, page 372, Register's Office for Davidson County, Tennessee; thence with the line of said Hall property the following calls: N. 47 deg. 02 min. 01 sec. W. 105.82 feet to a steel post in the center of an old lane, known as Hitt Lane; thence N. 10 deg. 17 min. 09 sec. W. 49.83 feet to a steel post in the center of said lane, at the southeasterly corner of said Leckrone, Trustee's property; thence leaving the line of Hall and with said Leckrone property N. 29 deg. 30 min. 00 sec. E. 1113.78 feet to the point of beginning, containing 2.32 acres, more or less.

BEING the same property conveyed to Mary C. Garrett, by Quitclaim Deed from G.G. Garrett, Jr., dated 5/26/1994 and recorded 5/26/1994 in Book 9357, Page 962; and being the same property previously conveyed to G.G. Garrett, Jr. and wife, Mary C. Garrett, by Installment Deed from Annie Louise Medlin, a widow, dated 2/23/1984 and recorded 2/29/1984 in Book 6239, Page 736, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

This is (__X__) improved (____) unimproved property, known as: 480 Moncrief Ave., Goodlettsville, TN 37072

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 16th day of January, 2026.

Mary C. Garrett
Glen Gerald Garrett III, Attorney-In-Fact

Mary C. Garrett by Glen Gerald Garrett, III as Attorney in Fact
Pursuant to Power of Attorney dated 4/12/24 and recorded 4/15/2024
in Instrument No. 20240415-0026591 in the Register's Office for
Davidson County Tennessee

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glen Gerald Garrett, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Attorney in Fact of Mary C. Garrett, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of January, 2026.

Commission Expires: 9/27/26

B. Huntsman
Notary Public:



Certificate of Authenticity

I, Krystal Schuster, 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 1/16/26.

Date

Affiant Signature

1/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of January, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)