WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1426251 DEEDWARR
05/28/2026 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260528-0048243

File #26-TL-0852-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant 5-22-2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/22/2029

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nikolas Wayne Follis	New Owner	
(NAME)	(NAME)	**033 13 0A 003.00**
852 Fonnic Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES ALEC GARRISON AND GAIL JANINE PALLISTER GARRISON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NIKOLAS WAYNE FOLLIS, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3, on the Plan of HIDDEN SPRINGS, PHASE-ONE, SECTION TWO, a Plat of record in Instrument No. 20050209-0015118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to James Alec Garrison and Gail Janine Pallister Garrison, by Warranty Deed from Lauren Hubicz and William Jones, wife and husband, of record in Instrument No 20230405-0024978, in the Register's Office of Davidson County, Tennessee, dated March 31, 2023 and recorded on April 05, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
9. Liability as to taxes resulting from * Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIDDEN SPRINGS PHASE - ONE, SECTION - TWO, as recorded in Instrument No. 20050209-0015118.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051215-0150527 as amended in Instrument No. 20110429-0032920.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20050601-0061804.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040728-0090336.ge)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **852 Fonnic Drive, Nashville, TN 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 6 day of May, 2026.

James Alec Garrison

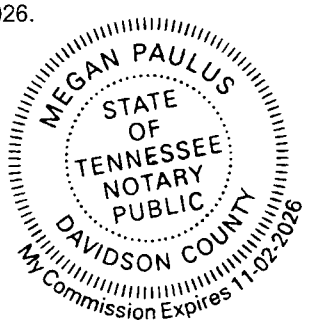
Gail Janine Pallister Garrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2026, before me personally appeared James Alec Garrison, 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 6th day of May, 2026.

Notary Signature
My commission expires:

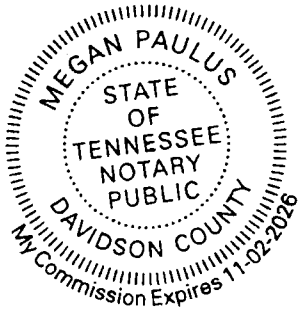


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2026, before me personally appeared Gail Janine Pallister Garrison, 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 6th day of May, 2026.

Notary Signature
My commission expires:



I, Kirsten Virden, 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 05/06/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/06/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

