Name and Address of New Owner:
Joe Garrett and Tammy Garrett
1176 Halls Mill Road
Unionville, TN 37180

Send Tax Bills To:
Joe Garrett and Tammy Garrett
1176 Halls Mill Road
Unionville, TN 37180

This Instrument Prepared By:
DUCK RIVER TITLE INC.
508 South Cannon Boulevard
Shelbyville, TN 37160

Karen Johnson Davidson County
Batch# 1443467 DEEDWARR
07/09/2026 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,002.70
20260709-0061842

Map & Parcel No: 151 10 0A 245.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **PATRICIA EACHUS AND CHARLOTTE CANNON, a married couple**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JOE GARRETT AND TAMMY GARRETT, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 93, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed from Ole South Properties, Inc. to Patricia Eachus, an unmarried person, recorded December 19, 2003, as Instrument No. 20031219-0181054 in Davidson County, Tennessee Register of Deeds.
Commonly Known As: 7120 South Hampton Boulevard, Nashville 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors has caused this Warranty Deed to be executed on the 8th day of July, 2026.

Patricia Eachus (SEAL)

Charlotte Cannon (SEAL)

STATE OF TENNESSEE
COUNTY OF BEDFORD

On this 8th day of July, 2026, before me personally appeared Patricia Eachus and Charlotte Cannon, 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 8th day of July, 2026.

KRISTIN L. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY My Commission Expires

Notary Signature
My commission expires:2-22-27

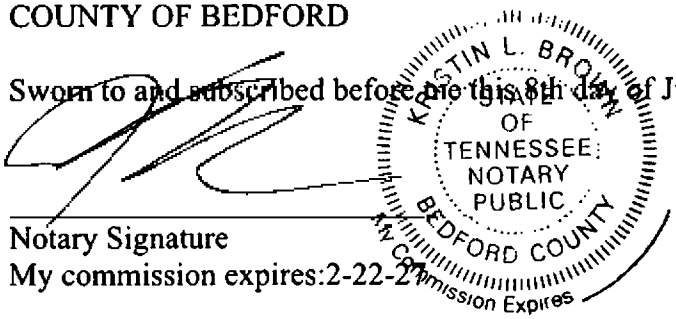
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $271,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Danny Garrett
AFFAINT

STATE OF TENNESSEE
COUNTY OF BEDFORD

Sworn to and subscribed before me this 8th day of July, 2026.



Notary Signature
My commission expires:2-22-27

TRUE COPY CERTIFICATION

I, Kristin L. Brown, do hereby make oath that I am a 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 7-8-26 (Date of Document)

Affiant Signature

Date: 7-8-26

State of TENNESSEE

County of BEDFORD

Sworn and Subscribed to me this 8 day of July, 2026

Notary Public

My Commission Expires: 10/17/2029

DAVID T. ORAIG II
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY