Karen Johnson Davidson County
Batch# 1460212 DEEDWARR
08/18/2026 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20260818-0076780

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

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:148 02 0 094.00

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, **LOGAN GARRETT, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JOE E GARRETT, III and TAMMY LYNN GARRETT, a married couple** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Mangum Heights Subdivision, as of record in Instrument Number 20041216-0149686, in the Register's Office for said County.
>
> Being the same property conveyed to Logan Garrett, an unmarried man, by Warranty Deed from Joe Garrett and Tammy Garrett, husband and wife, dated 04/18/2024, and recorded 04/18/2024, in Instrument Number 20240418-0027885, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3708 Ezell Road, Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

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

Grantor covenants that he 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, Grantor has caused this Warranty Deed to be executed on the 13th day of August, 2026.

Logan Garrett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 13th day of August, 2026, before me personally appeared Logan Garrett, 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 13th day of August, 2026.

Jessica Jones
Notary Signature
My commission expires: 05-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 13th day of August, 2026.

Notary Public
My commission expires: 05-17-2028
File No. 2026-07-5573

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

True Copy Certification

I, Jack E. Gritton II, 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 08/13/2026.

Affiant Signature

Date: 08/13/2026

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 13th day of August, 2026.

Jessica Joner

Notary Public

My commission expires: 05/17/2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE