WARRANTY DEED

Karen Johnson Davidson County
Batch# 389269 DEEDWARR
04/21/2020 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200421-0041623

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/08/2021
(AFFIX SEAL)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Heather M. Mufarreh	Heather M. Mufarreh	Parcel ID: 104 09 0K 105.00
(NAME) 3818 West End Avenue	(NAME) 3818 West End Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jay Wheeler Garrick**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather M. Mufarreh, a single person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 105 of The Montclair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 Page 954 as further set forth in Book 7332, Page 380 and amended in Book 7902, Page 113; Instrument No. 20030113-0005471 and Instrument No. 20021231-0162451, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Ryan J. Webb, an unmarried person by Warranty Deed from Reed Campbell An unmarried person dated August 9, 2014 and recorded August 20, 2014 as Instrument No. 20140820-0076029, in said Register's Office for Davison County, Tennessee.

Further, being the same property conveyed to Jay Wheeler Garrick and Bennie Garrick, both unmarried as tenant in common with rights of survivorship by Warranty Deed from Ryan J. Webb, married dated May 31, 2018 and recorded June 4, 2018, as Instrument No. 20180604-0053080, in said Register's Office for Davidson County, Tennessee. *The said Bennie Garrick having died on August 3, 2019.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3818 West End Avenue, Unit 105, Nashville, TN 37205

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 our hands this 17th day of April, 2020

Jay Wheeler Garrick by Makeysha Sorensen as Attorney in fact

Jay Wheeler Garrick

By Makeysha Sorensen as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jay Wheeler Garrick, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jay Wheeler Garrick, for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/19/2020