Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 861577 DEEDWARR
05/24/2022 11:17:49 AM 3 pgs
Fees: $18.00 Taxes: $4,264.25
20220524-0060103

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62631
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
W. Lewis Garrison, Jr. Shari L. Garrison 122 Brighton Close Nashville, TN 37205	New Owner 4341 Old Brook Trail Birmingham, AL 35243

TAX MAP PARCEL NUMBERS: 104130F13700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,152,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Komisar, as Successor Trustee of the Dorothy M. Haber Qualified Personal Residence Trust, and Steven Komisar, David Komisar, Patsy Komisar Powers and Ashley Haber Stamey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Lewis Garrison, Jr. and Shari L. Garrison, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 122 on the Plan of Brighton Close, Phase II, of record in Book 7900, page 136, amended in Book 7900, page 373, Register's Office for said County, to which Plan reference is made for a more complete description.

Together with Grant of Appurtenant Easement of record in Book 8670, page 176, said Register's Office.

Being the same property conveyed to Dorothy M. Haber, a single person, by Special Warranty Deed from Dominion Asset Management in Tennessee, Inc. dated June 22, 1992 and recorded on June 23, 1992, of record in Book 8658, page 417, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 23, 1995, recorded February 2, 1995, of record in Book 9587, page 571, said Register's Office, subject property was conveyed to Dorothy M. Haber, Trustee under a Personal Residence Trust. The said Dorothy M. Haber has since died. David Komisar was appointed Successor Trustee of said Trust upon the death of the said Dorothy M Haber. Said trust terminated on the tenth (10th) anniversary of the date of said trust, if Dorothy M. Haber was still then living. The date of said trust was May 11, 1995, with an expiration of May 11, 2005. Upon termination of said trust, assets were to be distributed to Steven Komisar, David Komisar, Patsy Komisar Powers and Ashley Haber Kernea, now known as Ashley Haber Stamey.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 7900, page 136, amended in Book 7900, page 373, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20001003-0098148, amended in Inst. No. 20141202-0110443, Inst. No. 20150430-0039030, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Brighton Close Homeowners Association of record in Book 8446, page 679, said Register's Office; Attorneys Certificate of record in Book 8652, page 478, and Book 8273, page 906, said Register's Office; Grant of Appurtenant Easement of record in Book 8670, page 176, said Register's Office.

This is improved property, known as 122 Brighton Close, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2022.

Dorothy M. Haber Qualified Personal Residence Trust
By:
David Komisar, Successor Trustee

Steven Komisar

David Komisar

Patsy Komisar Powers

Ashley Haber Stamey

State of Tennessee

County of Davidson

On this 23rd day of May, 2022, before me the undersigned authority, personally appeared **David Komisar, as Successor Trustee of the Dorothy M. Haber Qualified Personal Residence Trust, Steven Komisar, David Komisar, Patsy Komisar Powers, and Ashley Haber Stamey, individually,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,152,500.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2022.

Notary

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025