THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5569-WE

Karen Johnson Davidson County
Batch# 969191 DEEDWARR
02/09/2023 11:23:25 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20230209-0009503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: 02/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Bumgarner	same as new owner	
320 Old Hickory Blvd. #1301		128-12-0A-066.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James Garrett and Tracey Garrett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori Bumgarner**, Single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 66, Building 13 of Section 12, Phase 1A, Eagle Ridge at the Reserve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 7 to the Master Deed of record in Instrument Number 20020313-0031655, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A" to said Master Deed.

Being the same property conveyed to Bonnie Scott, married by Warranty Deed from Richard U. Jelinek, married of record in Instrument No. 20160513-0047762 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on May 13, 2016.

Being the same property conveyed to Tracey Garrett and James Garrett, as joint tenants with right of survivorship by Warranty Deed from Bonnie Scott of record in Instrument No. 20220707-0078432 Register's Office for Davidson County, Tennessee, dated July 01, 2022 and recorded on July 07 2022.

Subject property has never been a primary or marital residence of the herein named Grantors, or their spouses.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **320 Old Hickory Blvd. #1301, Nashville, TN 37221**

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: W-EXP-23-520-1301

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 the 6 day of February, 2023

James Garrett by Constance Garrett Attorney in Fact
James Garrett
By: Constance Garrett, Attorney in Fact

Tracey Garrett by Constance Garrett Attorney in Fact
Tracey Garrett
By: Constance Garrett, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Constance Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **James Garrett,** as his Attorney in Fact, as the free act and deed of the within named **James Garrett.**

Witness my hand and official seal this the 6 day of February, 2023.

My Commission expires _____ Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Constance Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Tracey Garrett,** as his Attorney in Fact, as the free act and deed of the within named **Tracey Garrett.**

Witness my hand and official seal this the 6 day of February, 2023.

My Commission expires _____ Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024