THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37570-03-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,484,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2023. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Jordan Soblick 4975 Tyne Ridge Court Nashville, TN 37220	**Send Tax Bills To:** Jordan Soblick 2725 Tyne Ridge Ct. Nashville, TN 37220	**Tax Information:** Map and Parcel No.: 14609000900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Garner and Sara Morris Garner, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jordan Soblick,** _____ ("Grantee"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4975 Tyne Ridge Court, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1002627 DEEDWARR
05/12/2023 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $9,190.80
20230512-0035602

IN WITNESS WHEREOF, Grantors have executed this instrument on the 1st day of May, 2023.

Jeremy Garner

Sara Morris Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Garner and Sara Morris Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2023.

Notary Public

My Commission Expires:

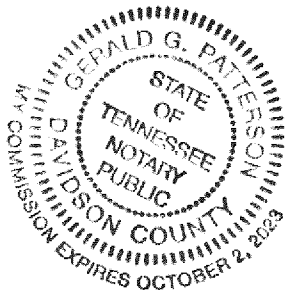


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 35 on the Plan of Treemont, as of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeremy Garner and Sara Morris Garner, husband and wife, by deed dated February 17, 2017 from Blackacre Associates, LLC of record in Instrument No. 20170221-0017103, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 14609000900.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Treemont, of record in Book 6833, page 594, Book 6833, page 601, Book 6833, page 620, Book 8259, page 498, Instrument No. 20051202-0145241, Instreument No. 20061207-0151539, Instrument No. 20061207-0151540, Instrument No. 20100212-0011250, and Instrument No. 20121025-0097770, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of Treemont of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.
5. Easement for Private Road of record in Book 6833, Page 633, Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance for Sanitary Sewer to the Metropolitan Government of record in Book 10800, Page 914, Register's Office for Davidson County, Tennessee.
7. Subject to rights of others in and to the common areas and/or elements.
8. Subject to the flow of any creeks, streams, or branches across subject property.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/5/2023 (date of document).

Affiant Signature

5/5/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

