Karen Johnson Davidson County
Batch# 1093788 DEEDWARR
01/24/2024 01:15:30 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50
20240124-0004797

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $885,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JANUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3084LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Suzanne D. Pendergrass Living Trust dated August 2, 2018		131020M00300C
404 Village Hall Place		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARGO GARRETT REVOCABLE TRUST DATED APRIL 13, 2023

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SUZANNE D. PENDERGRASS LIVING TRUST DATED AUGUST 2, 2018

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

SEE EXHIBIT "A"

This is Improved property known as 404 Village Hall Place, Nashville, TN 37215

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 23rd day of January, 2024.

Margo Garrett Revocable Trust dated April 13, 2023

Sanford A. Willis

Sanford A. Willis, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State,Sanford A. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Successor Trustee of MARGO GARRETT REVOCABLE TRUST DATED APRIL 13, 2023, the within named barganor, a trust, and that Sanford A. Willis, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

☑ *"Personally " shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of January, 2024.

Notary Public Madison Haley Kretzer

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC B STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

24-3084LA

EXHIBIT A - LEGAL DESCRIPTION

A Condominium Apartment in Davidson County, Tennessee, Being Unit No 2128 of Village Hall (also known as 404 Village Hall Place), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650 amended in Instrument No. 20060601-0064170 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 Margo Garrett, Trustee of the Margo Garrett Revocable Trust dated April 13, 2023, by Quitclaim Deed from Margo T. Garrett, an unmarried woman, dated April 13, 2023, and recorded April 17, 2023 n Instrument No. 20230417-0028086, Register's Office for Davidson County, Tennessee.Being the same property conveyed to Margo T. Garrett, an unmarried woman, by warranty deed from edson j. andrews, Jr. and Winifred K. Andrews dated June 21, 2016, and recorded July 7, 2016 n Instrument No. 20160707-0069729, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any oil, gas or minerals or mineral rights leased, granted or retained by current or prior owner.
2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
3.. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Bylaws recorded the declaration, bylaws and drawings thereof, of record, respectively, in condominium Master Deed of record in Instrument No. 20050510-0052650, Instrument No. 20060601-0064170, Instrument No. 20091016-0096028, Instrument No. 20121204-0111555, Instrument No. 20130422-0039977, Instrument No. 20131204-0123748, Instrument No. 20141202-0110599, and Instrument No. 20170324-0028758, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
5. Bell South Easement of record in Book 11740, page 614, Register's Office for Davidson County, Tennessee.
6. Public drainage and detention easements, drainage easements; and all easement shown on plat shown as Exhibit B to Master Deed in Instrument No. 20050510-0052650, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Doc. No. 20040720-0086493, Register's Office for Davidson County, Tennessee.

I Lisa Allard, 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 January 23, 2024.

Lisa Allard, Affiant January 23, 2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee County of Williamson
Sworn to and subscribed before me this January 23, 2024.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024