WARRANTY DEED

Karen Johnson Davidson County
Batch# 1121771 DEEDWARR
04/11/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $5,494.50
20240411-0025898

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,485,000.00

Mandy Mayer
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF APRIL, 2024.

Stacy R. Jacobs
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/9/2027

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3142LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jennifer J. Riley, Trustee of the Roy C. Riley, III Family Trust U/A/D December 2, 2023	Roy R. ley	
4101A Lone Oak Road	1338 Main St	
Nashville, TN 37215	Murray, KY 42071	117-15-3D-002.00-000

FOR AND IN 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, WE, **JOHN THOMAS GARRETT AND SANDRA KAYE GARRETT, CO-TRUSTEES OF THE JOHN AND SANDRA GARRET REVOCABLE TRUST, U/A/D APRIL 17, 2023** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER J. RILEY, TRUSTEE OF THE ROY C. RILEY, III FAMILY TRUST U/A/D DECEMBER 2, 2023** 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:

Land in Davidson county, Tennessee, being Unit No. B on the Plan of 4101 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 4101 Loan Oak Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 201506250061101, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the plan of 4101 Lone Oak Townhomes, as shown on Exhibit "C" to the Declarations of record in Instrument No. 201506250061101, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to John Thomas Garrett and Sandra Kaye Thomas, as Co-Trustees of the John and Sandra Garrett Revocable Trust under agreement dated April 17, 2023, by Warranty Deed from John T. Garrett and Sandra K. Garrett, husband and wife, dated April 17, 2023, and recorded on April 17, 2023, in Instrument Number 20230417-0028056, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Garrett and Sandra K. Garrett, husband and wife, by Warranty Deed from Matthias Erdmannsdoerfer and Gladis Erdmannsdoerfer, husband and wife, dated November 22, 2019, and recorded on November 26, 2019, in Instrument Number 20191126-0122090, 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.

Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. All matters shown on the Plan as set out on Exhibit "C" to the Declarations of record in Instrument Number 20150625-0061101, Register's Office, Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded under Instrument Number 20150625-0061101; and as amended in Instrument Number 20170706-0067759, 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. Charter of 4101 Lone Oak Townhomes Homeowners' Association, Inc. recorded in Instrument Number 20150616-0057133, Register's Office for Davidson County, Tennessee.

This is improved property known as 4101A Lone Oak Road, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 9th day of April, 2024.

John and Sandra Garret Revocable Trust,

U/A/D April 17, 2023

BY: John Thomas Garrett

John Thomas Garrett, Co-Trustee

BY: Sandra Kaye Garrett

Sandra Kaye Garrett, Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOHN THOMAS GARRETT AND SANDRA KAYE GARRETT, CO-TRUSTEES OF THE JOHN AND SANDRA GARRET REVOCABLE TRUST, U/A/D APRIL 17, 2023, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of April, 2024.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 April 9, 2024.

Date

Tonya Loftin
Affiant Signature

April 11, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)