Karen Johnson Davidson County
Batch# 1123726 DEEDWARR
04/16/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20240416-0027223

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $287,000.00.

Affiant

Subscribed and sworn before me this the 15th day of April, 2024.

Notary Public
My commission expires: 7/11/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Peter Dmytryshyn III 309 Myatt Dr Unit C Madison, TN 37115	NEW OWNER 309 MYATT DR UNIT C MADISON, TN 37115	043-07-0A 003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TREVOR JOSEPH GARRETT AS SETTLOR AND TRUSTEE OF THE TREVOR JOSEPH GARRETT REVOCABLE TRUST DATED JULY 3, 2023, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL PETER DMYTRYSHYN, II, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. C on the Horizontal Property Regime for 309 Myatt Drive, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180227-0018261, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Trevor Garrett as Trustee of The Trevor Joseph Garrett Revocable Trust, dated July 3, 2023, by deed dated 07/12/2023, from Trevor Garrett, of record in Instrument No. 20230714-0054088, Register's Office for said County.

Also being same property conveyed to Trevor Garrett, unmarried, by deed dated 10/29/2019, from Cobalt Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20191101-0112616, Register's Office for said County.

Also being a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee limited liability company, by deed dated 10/05/2018, from Tim Polston and James Polston, of record in Instrument No. 20181009-0099789, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 309 Myatt Dr Unit C, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 12th day of April, 2024.

The Trevor Joseph Garrett Revocable Trust Dated July 3, 2023

BY _____
Trevor Joseph Garrett, Settlor and Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trevor Joseph Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the SETTLOR AND TRUSTEE of the within named bargainor, The Trevor Joseph Garrett Revocable Trust Dated July 3, 2023, and that she, as such SETTLOR AND TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Trevor Joseph Garrett Revocable Trust Dated July 3, 2023 by the said Trevor Joseph Garrett as such SETTLOR AND TRUSTEE.

Witness my hand and official seal this 12th day of April, 2024.

My commission expires: 6/14/26

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 12, 2024**.

Date

Affiant Signature

April 16, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **16** day of **April**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)