Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1181786 DEEDWARR
09/16/2024 09:46:42 AM 2 pgs
Fees: $13.00 Taxes: $3,381.80
20240916-0071173

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $914,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2024.

Notary Public

My commission expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyler Murray and Jessica Murray	**New Owner**	**117-15-0J-001.00CO**
1622 S. Observatory Drive		
Nashville, TN 37215		

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,

E. Eugene Wingo as Trustee of the Garrett 2015 Trust, Amended and Restated on April 12, 2018, as amended thereafter,

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

Tyler Murray and Jessica Murray, husband and wife

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 A of Observatory Terrace Townhomes, as described in a Master Deed of record in Instrument No. 20070912-0109118, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units, property, co-owners and tenants, the plat filed as Exhibit "A" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being all of the property conveyed to Terri W. Garrett, Trustee of the amended and restated Garrett 2015 Trust U/A dated April 12,2018, by Quitclaim Deed of record in Instrument No. 20190613-0056787, Register's Office for Davidson County, Tennessee, dated June 10, 2019; and being all the same property conveyed to Terri W. Garret, Trustee of the amended and restated Garrett 2015 Trust U/A dated April 12, 2018 by Warranty Deed of record as Instrument No. 20180508-0043929 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Instrument No. 20070912-0109118, Register's Office for Davidson County, Tennessee.
c. All matters of record in Book 547, Page 128, in the Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Instrument No. 20070508-0055188, in the Register's Office for Davidson County, Tennessee.
e. Subject to rights of others in and to common areas/elements.
f. Subject to lien for special assessment contained in DCCR's/Master Deed.
g. Subject to HOA dues, if any.
h. All other easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1622 S. Observatory Drive, 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 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 my/our hand(s) this 13th day of September, 2024.

The Garrett 2015 Trust, amended and restated April 12, 2018, as amended thereafter

By: _____
E. Eugene Wingo, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. Eugene Wingo, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Garrett 2015 Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of September, 2024.

_____
Notary Signature

My commission expires:



File #: 24-204
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027