Box 14
37495-8

Karen Johnson Davidson County
Batch # 1189855 DEEDWARR
10/04/2024 10:03:16 AM 2 pgs
Fees: $13.00 Taxes: $3,618.60
20241004-0077131

WARRANTY DEED

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$978,000.00**.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2024.

Notary Public

My commission expires: 7/17/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Garrett **Jane Garrett**	**"NEW OWNER"**	**Map 117-13-0-F Parcel 002-00co**
2416 A Abbott Martin Rd.		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julie Peterson, unmarried

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

Charles Garrett and Jane Garrett, 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 B of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080714-0071954, Register's Office for Davidson County, Tennessee, 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 of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080714-0071954, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to John B. Peterson and Julie Peterson, husband and wife, by Deed from Norman L. Ricci, Jr., Trustee of the M City One Revocable Land Trust, of record in Instrument No. 20160523-0051169, Register's Office for Davidson County, Tennessee. The said John B. Peterson having since died on April 15, 2020, the property being vested in Julie Peterson as the surviving tenant by the entirety.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, as shown in Instrument No. 20080714-0071954, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080714-0071954, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Plan of record in Plat Book 1130, Page 99, said Register's Office. 4) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2416 A Abbott Martin Rd., 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 **2nd** day of **October, 2024.**

Julie Peterson

Julie Peterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Julie Peterson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **October, 2024.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY