THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049158

Karen Johnson Davidson County
Batch # 1208807 DEEDWARR
11/27/2024 09:52:42 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20241127-0092820

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of November, 2024.

Notary Public
My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Carolyn Gibson 601 Old Hickory Blvd #6 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 171 03 0B 200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Y. Harris, Trustee of the Murray Trust dated February 20, 2019**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Carolyn Gibson, unmarried and Michael A. Gibson and Frances C. Gibson, Trustees of The Michael A. Gibson and Frances C. Gibson 2023 Trust u/a/d December 7, 2023**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6, PHASE TWO, SECTION SIX, TOWNHOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca Y. Harris, Trustee of the Murray Trust dated February 20, 2019, by Warranty Deed from Jennifer S. Ogg, unmarried, of record in Instrument No. 20190409-0032091, in the Register's Office of Davidson County, Tennessee, dated April 01, 2019, and recorded on April 09, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, SECTION SIX, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 953 and 954.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, as recorded in Plat Book 7900, Page(s) 509.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENITIES AREA, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 807.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65 as amended in Book 9500, Page 393; Book 9860, Page 840 and Book 10694, Page 541.Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435 as amended in Book

10224, Page 683 as corrected in Book 10294, Page 850 and further amended in Instrument No. 200007180070558 as re-recorded in Instrument No. 20050705-0076596.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11550, Page 531 as amended in Book 11682, Page 75.

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 7358, Page 643.

Easement for Permanent Drainage, recorded in Book 7851, Page 712.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 9607, Page 431.

Easement for Site Drainage, recorded in Book 10012, Page 756.

Easement recorded in Instrument No. 201031021-0109635.

Charter for Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 40.

Charter for Townhomes of Fredericksburg Homeowners Association, Inc. recorded in Book 10126, Page 430.

Charter for Fredericksburg Townhome Association, Inc. recorded in Book 11550, Page 529.
By Laws for Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 45 as amended in Book 10694, Page 539.

By Laws for The Townhomes of Fredericksburg Homeowners Association, Inc. recorded in Book 10126, Page 486 as amended in Book 10275, Page 959 and Instrument No. 20150102-0000219.

By Laws for Fredericksburg Townhome Association, Inc. recorded in Book 11550, Page 554.

Common Open Space Deed recorded in Book 11753, Page 208.

Deed of acreage for Amenities Area of record in Book 9443, Page 538.

This is improved property located at 601 Old Hickory Boulevard #6 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2024.

The Murray Trust dated February 20, 2019

By: Rebecca Y. Harris, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Y. Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Murray Trust, dated February 20, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of November, 2024.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026