WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,700.00?

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 09-05-2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1233066 DEEDWARR
02/03/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,227.29
20250203-0008094

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
St. Karas Real Estate LLC		Map: 13606001700
(NAME) 2609 Gallatin Pike	(NAME) Same as New Owner	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-ONE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($331,700.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

GREGORY S. GARRIOTT, MARRIED,

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

ST. KARAS REAL ESTATE LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 351, as shown on the map entitled Priest Lake Park, Section Five, of record in Plat Book 4460, pages 174, 175, and 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GLENDA F. GARRIOTT by deed from PAMELA J. BINKLEY AND HUSBAND, DARRELL L. BINKLEY, of record as Instrument No. 20090818-0077791, dated August 13, 2009, said Register's Office.

GLENDA F. GARRIOTT conveyed said property to THE GARRIOTT REVOCABLE LIVING TRUST, DATED MAY 17, 2011, GLENDA F. GARRIOTT, TRUSTOR AND/OR TRUSTEE, by Quitclaim Deed of record as Instrument No. 20110518-0038065, dated May 17, 2011, said Register's Office. GLENDA F. GARRIOTT having since died on or about February 27, 2024. Pursuant to Certification of Trust of record as Instrument No. _202502030008093_, said Register's Office, GREGORY S. GARRIOTT, was Successor Trustee of the GARRIOTT REVOCABLE LIVING TRUST, DATED MAY 17, 2011. GREGORY S. GARRIOTT, TRUSTEE, OF THE GARRIOTT REVOCABLE LIVING TRUST, DATED MAY 17, 2011, conveyed said property to GREGORY S. GARRIOTT by Quitclaim Deed of record as Instrument No. 20240402-0023200, dated March 29, 2024, said Register's Office.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Pages 174, 175, and 176, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in Book 4698, Page 969, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 105 Saxon Mist Dr., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 28th day of January, 2025.

Gregory S. Garriott

STATE OF FLORIDA
COUNTY OF SUMTER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory S. Garriott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of January, 2025.

My Commission Expires: 3/29/2025

Sophia L. Bryant
Notary Public

SOPHIA L. BRYANT
MY COMMISSION # HH 080130
EXPIRES: March 29, 2025
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 January 28, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date January 31, 2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on January 31, 2025.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026