Karen Johnson Davidson County
Batch# 1242919 DEEDWARR
03/04/2025 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $6,197.50
20250304-0016310

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38498-01-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,675,000.00. Affiant Subscribed and sworn to before me this 26th day of February, 2025. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grant Russell Blevins Katherine Logan Brill 911 Travelers Court Nashville, TN 37220	Bank of America 4500 Amon Carter Blvd. TX2-979-01-02 Fort Worth, TX 76155	Map and Parcel No.: 145 07 0 057.00

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, Wayne R. Brown and wife Marilyn L. Murphy (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Grant Russell Blevins and Katherine Logan Brill, a married couple (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 911 Travelers Court, Nashville, Davidson County, Tennessee 37220.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument effective as of the 26th day of February, 2025.

GRANTORS:

Wayne R. Brown
Wayne R. Brown

Marilyn L. Murphy
Marilyn L. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me by audio-video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Wayne R. Brown, 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, at office, this 02/25/2025.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 09/08/2025
Remotely Notarized with audio/video via Simplifile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me by audio-video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Marilyn L. Murphy, 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, at office, this 02/25/2025.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 09/08/2025
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of INNS OF GRANNY WHITE, REVISED, as of record in Plat Book 6900, Page 125, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wayne R. Brown and wife, Marilyn L. Murphy, by Warranty Deed from Marc Neal Siegel, married, of record in Instrument No. 20020208-0017389, in the Register's Office of Davidson County, Tennessee, dated February 06, 2002 and recorded on February 08, 2002.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INNS OF GRANNY WHITE, REVISED, as recorded in Plat Book 6900, Page(s) 125 and Plat Book 6250, Page 460.
5. Declaration of Covenants, Conditions and Restrictions recorded in Book 6566, Page 473, as amended in Book 8595, Page 423, Instrument No. 20060308-0027157, Instrument No. 20140403-0027853 and Instrument No. 20210721-0097879.
6. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1081, Page 643, Book 1108, Page 460, Book 1361, Page 247 and Book 2280, Page 445.
7. Charter for Inns of Granny White Homeowners Association recorded as Book 8741, Page 252.

True Copy Certification

I, **Pam Autry,** 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 this the 25 day of February, 2025.

Affiant Signature

Date 2/24/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

