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

CRT File No. 250250063

Karen Johnson Davidson County
Batch # 1248696 **DEEDWARR**
03/20/2025 02 46 20 PM 2 pgs
Fees $13 00 Taxes $5,920 00

20250320-0020779

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2025.

Notary Public
My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wynoka W. Terry, Trustee 122 Brighton Close Nashville TN 37205	~~New Owner~~ First Horizon Bank 165 Madison Ave Memphis, TN 38103	Tax Parcel ID No. 104 13 0F 137.00

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, **W. Lewis Garrison Jr and Shari L. Garrison, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Wynoka W. Terry as Trustee of the Wynoka W. Terry Revocable Trust dated June 13, 2006, amended January 17, 2020**, ("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 122 on the Plan of BRIGHTON CLOSE, PHASE II, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME of record in Plat Book 7900, page 373, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to W. Lewis Garrison Jr and Shari L. Garrison, husband and wife, by Warranty Deed from David Komisar, as Successor Trustee of the Dorothy M. Haber Qualified Personal Residence Trust, and Steven Komisar, David Komisar, Patsy Komisar Powers and Ashley Haber Stamey, of record in Instrument No. 20220524-0060103, in the Register's Office of Davidson County, Tennessee, dated May 23, 2022 and recorded on May 24, 2022.

Being the same property conveyed to Dorothy M. Haber, Trustee, by Quitclaim Deed from Dorothy M. Haber, of record in Book 9587, Page 571, in the Register's Office of Davidson County, Tennessee, dated January 23, 1995 and recorded on February 02, 1995.

Being the same property conveyed to Dorothy M. Haber, a single person, by Special Warranty Deed from Dominion Asset Management in Tennessee, Inc., a corporation, of record in Book 8658, Page 417, in the Register's Office of Davidson County, Tennessee, dated June 22, 1992 and recorded on June 23, 1992.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIGHTON CLOSE, PHASE II, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME, as recorded in Plat Book 7900, Page(s) 373.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SITE PLAN, A PLANNED UNIT DEVELOPMENT, BRIGHTON CLOSE, PHASE 1A, 1B, 1D AND PHASE II,, as recorded in Plat Book 7900, Page(s) 136, Book 7900, Page 275, and Book 7900, Page 373.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8273, Page 884, being amended in Book 8698, Page 557, Instrument Nos. 20001003-0098148, 20141202-0110443, 20150430-0039030; Attorney's Opinion of record in Book 8273, Page 906 and Book 8652-478; and as Contractor Policy recorded in Instrument No. 20240122-0003531.

Easement recorded in Book 8670, Page 176.

Charter for Brighton Close Phase II, A Planned Unit Development Homeowners Association Inc recorded as Book 8273, Page 908.

Charter for Brighton Close Homeowners Association Inc recorded as Book 8446, Page 679.
Common Open Space Deed recorded as Book 8698, Page 549

This is improved property located at 122 Brighton Close Nashville, TN 37205.

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 13 day of March, 2025.

W. Lewis Garrison Jr.

Shari L. Garrison

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, W. Lewis Garrison Jr. and Shari L. Garrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of March, 2025.

Notary Public
My Commission Expires: 1/15/29

CHRISTY N WILLIAMS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE