This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ District of Columbia
COUNTY OF District of Columbia

Actual consideration or value, whichever is greater is $1,250,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of June, 2025.

Notary Public
My commission expires: 09/30/2029



WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SPG-TN LLC, a Tennessee Limited Liability Company 2119 Lakeside Dr., Suite C Franklin, NC 28734	New Owner	SEE LEGAL DESCRIPTION

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TREVOR GARRETT, AS TRUSTEE OF THE TREVOR JOSEPH GARRETT REVOCABLE TRUST, DATED JULY 3, 2023, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SPG-TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Units A, B, D, E & F of 309 Myatt Drive, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions & By-Laws for 309 Myatt Drive, of record in Instrument No. 20180227-0018261, as amended in Instrument No. 20200106-0001675 and Instrument No. 20200106-0001681, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 309 Myatt Drive, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20180227-0018261, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed to Trevor Garrett, as Trustee of The Trevor Joseph Garrett Revocable Trust, dated July 3, 2023, by Quitclaim Deed from Trevor Garrett, dated 07/12/2023 and recorded 07/14/2023 in Instrument No. 20230714-0054088, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1281538 DEEDWARR
06/04/2025 03:44:32 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20250604-0044061

Tax Identification:
043-07-0A-001.00 (Unit A)
043-07-0A-002.00 (Unit B)
043-07-0A-004.00 (Unit D)
043-07-0A-005.00 (Unit E)
043-07-0A-006.00 (Unit F)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 309 Myatt Dr. Units A,B,D,E,F, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 3rd day of June, 2025.

Trevor Joseph Garrett Revocable Trust dated July 3, 2023

BY: _____
Trevor Garrett, Trustee

STATE OF District of Columbia

COUNTY OF District of Columbia

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trevor Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trevor Joseph Garrett Revocable Trust dated July 3, 2023 by the said Trevor Joseph Garret as such Trustee.

Witness my hand and official seal this 3rd day of June, 2025.

My commission expires: 09/30/2029

_____
Notary Public

