Karen Johnson Davidson County
Batch# 1283783 DEEDWARR
06/10/2025 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,265.40
20250610-0045520

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38701-05-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $342,000.00. D. Wayne Wyatt Affiant Subscribed and sworn to before me this 10th day of June, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Delmas Wayne Wyatt Ruth Foster Wyatt 280 Myhr Green Nashville, TN 37221	New Owner	Map and Parcel No.: 142070C06600CO

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, Thomas J. Murray, Jr. and James D. Murray, Sr. and Jana M. Emery ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Delmas Wayne Wyatt and Ruth Foster Wyatt, husband and wife ("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 280 Myhr Green, Nashville, TN 37221.

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.

Grantors further represent and warrant that the subject property is not and has never been the marital residence of any of the undersigned Grantors.

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 on the 9th day of June, 2025.

GRANTORS:

Thomas J. Murray, Jr.

James D. Murray, Sr.

Jana M. Emery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas J. Murray, Jr. and James D. Murray, Sr. and Jana M. Emery, 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 9th day of June, 2025.

Notary Public
My Commission Expires:

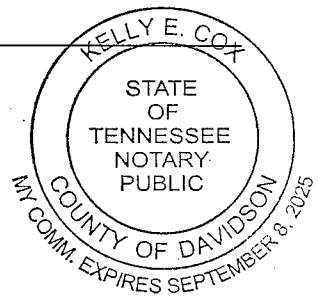


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 66, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Jane H. Delaney, an unmarried person, by deed dated September 30, 2019 from Ruth F. Tolleson, unmarried, by and through Pamela L. Francis, Conservator, and Pamela L. Francis, individually, of record in Instrument No. 20131002-0103603, Register's Office for Davidson County, Tennessee. Jane H. Delaney having since died on October 4, 2024 leaving a Last Will and Testament filed for Probate in Case No. 24P2497, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Thomas J. Murray, Jr., James D. Murray, Sr. and Jana M. Emery. Being further conveyed to Thomas J. Murray Jr., James D. Murray, Sr., and Jana M. Emery by Executor's Deed dated March 6, 2025 from Thomas J. Murray, Jr., Executor of the Estate of Jane H. Delaney of record in Instrument No. 20250408-0026748, Register's Office for Davidson County, Tennessee.

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. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Ashley Green, of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Site Plan of record attached as Exhibit C to the Master Deed in Book 7184, Page 44, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 978, Register's Office for Davidson County, Tennessee.
8. Easement for highway purposes of record in Book 5407, page 643, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 5374, page 511, and in Book 6483, page 907, Register's Office for Davidson County, Tennessee.
10. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20060724-0088823, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 6880, page 121, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George E. Mudter, Jr., 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 6/9/2025 (date of document).

Affiant Signature

Date: 6/10/2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn and subscribed before me this 10th day of June, 20 25.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025