WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1284753 DEEDWARR
06/16/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,496.50
20250616-0046832

File #25-TC-1406-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Perry Elizabeth Garrett and Matthew Caleb Reilly	**Studio Bank**	
(NAME)	(NAME)	**083 02 0 114.00**
1406 Sharpe Avenue	**124 12th Avenue South, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRENT C. MAYO AND COLLEEN MAYO, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PERRY ELIZABETH GARRETT AND MATTHEW CALEB REILLY, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being the Westerly 50 feet of the Easterly 100 feet of Lot No. 4 of Block "A" on the Map of WEAKLEY PLACE as of record in Plat Book 161, Page 131, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Brent C. Mayo, An Unmarried Man, by Warranty Deed from Carrie A. Duke, A Married Woman, of record in Instrument No. 20150312-0021052, in the Register's Office of Davidson County, Tennessee, dated March 10, 2015 and recorded on March 12, 2015.

Being the same property conveyed to Brent C. Mayo and Colleen Mayo, husband and wife, by Quitclaim Deed from Brent C. Mayo, married, of record in Instrument No. 20200911-0103823, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020 and recorded on September 11, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEAKLEY PLACE, as recorded in Plat Book 161, Page(s) 131.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1406 Sharpe Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th day of June, 2025.

Brent C. Mayo

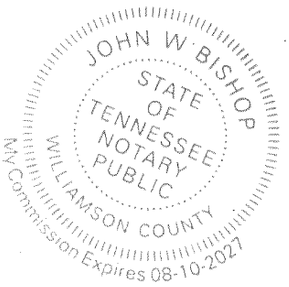
Colleen Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2025, before me personally appeared Brent C. Mayo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

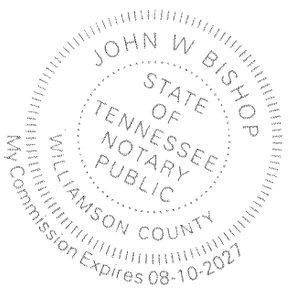


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2025, before me personally appeared Colleen Mayo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 13 day of June, 2025.

Affiant Signature
Date 6/13/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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