PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Karen Johnson Davidson County
Batch# 1286743 DEEDWARR
06/18/2025 12 16 32 PM 2 pgs
Fees $13 00 Taxes $2,645 50
20250618-0048099

Ivey Title, LLC Ref (LM) Title No 64069
Dav Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Glen Swann	Glen Swann
634 Timber Lane	634 Timber Lane
Nashville, TN 37215	Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 117020C01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$715,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roderic L. Murray, III and/or Jennie B. Murray, Trustees of the Roderic and Jennie Murray Living Trust established by the Revocable Trust agreement of Roderic L. Murray, III and Jennie B. Murray dated December 2, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Glen Swann, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**
A Condominium Apartment in Davidson County, Tennessee, being Unit 13 together with the carport designated No. 13A of Regency Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Roderic L. Murray, III and wife, Jennie B Murray by Warranty Deed from Mary H Trabue, married, dated June 20, 2001 and recorded on June 21, 2001, of record in Instrument No 20010621-0065937, Register's Office for Davidson County, Tennessee By Quitclaim, dated December 2, 2021, recorded December 9, 2021, of record in Insturment No 20211209-0163275, said Register's Office, subject property was conveyed to Roderic L. Murray, III and/or Jennie B Murray, Trustees of the Roderic and Jennie Murray Living Trust, established by the Revocable Trust Agreement of Roderic L. Murray, III and Jennie B Murray dated December 2, 2021.

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to: Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Book 3700, pages 111 and 112, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 3815, page 778, Book 4364, page 381; Book 4767, page 431; Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83; Book 11288, page 513; Instrument No. 20031029-0159210; Instrument No 20050531-0060994, Instrument No. 20110525-0040197; Instrument No. 20160630-0066809, Instrument No 20171030-0110958; Instrument No 20221110-0120652, and Instrument No 20240403-0012605, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters

This is improved property, known as 634 Timber Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2025

The Roderic and Jennie Murray Living Trust established by the Revocable Trust agreement of Roderic L. Murray, III and Jennie B. Murray dated Demember 2, 2021

By: _____
Roderic L. Murray, III, Trustee

By: _____
Jennie B. Murray, Trustee

State of Tennessee
County of Davidson

On this 9th day of May, 2025, before me the undersigned authority, personally appeared Roderic L. Murray, III and/or Jennie B Murray, Trustees of the Roderic and Jennie Murray Living Trust established by the Revocable Trust agreement of Roderic L Murray, III and Jennie B. Murray dated December 2, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

My Commission Expires _____

_____
Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $715,000.00.

_____
Affiant

Sworn and subscribed before me this 9th day of May, 2025

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

My Commission Expires _____

_____
Notary