Karen Johnson Davidson County
Batch# 1289725 DEEDWARR
06/25/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20250625-0049844

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

CRT File No. 250551046

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $970,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2025.

Notary Public
My Commission Expires: 7/6/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Macaria Isip and Dennis Escartin 1622 S Observatory Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 15 0J 001.00

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, **Tyler Murray and Jessica Murray, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Macaria Isip and Dennis Escartin, husband and wife**, ("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 A of OBSERVATORY TERRACE TOWNHOMES, as described in a Master Deed of record in Instrument No. 20070912-0109118, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units, property, co-owners and tenants, the plat filed as Exhibit "A" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Tyler Murray and Jessica Murray, husband and wife, by Warranty Deed from E. Eugene Wingo as Trustee of the Garrett 2015 Trust, Amended and Restated on April 12, 2018, as amended thereafter, of record in Instrument No. 20240916-0071173, in the Register's Office of Davidson County, Tennessee, dated September 13, 2024, and recorded on September 16, 2024.

Being the same property conveyed to Terri W. Garrett, trustee of the amended and restated Garrett 2015 Trust u/a dated April 12, 2018, by Quitclaim Deed from Terri W. Garrett, trustee of the amended and restated Garrett 2015 Trust u/a dated April 12, 2018, of record in Instrument No. 20190613-0056787, in the Register's Office of Davidson County, Tennessee, dated June 10, 2019, and recorded on June 13, 2019.

Being the same property conveyed to Terri W. Garrett, trustee of the amended and restated Garrett 2015 Trust u/a dated April 12, 2018, by Warranty Deed from Scott B. Boyd, an unmarried man, of record in Instrument No. 20180508-0043929, in the Register's Office of Davidson County, Tennessee, dated May 04, 2018, and recorded on May 08, 2018.

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 SECTION 1, GREEN HILLS SUBDIVISION, as recorded in Plat Book 547, Page(s) 128.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OBSERVATORY TERRACE TOWNHOMES Condominium of

record in Instrument No. 20070912-0109118; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for Observatory Terrace Townhomes Townhouse Corporation recorded as Instrument No. 20070508-0055188.

This is improved property located at 1622 S Observatory Drive Nashville TN 37215

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 24th day of June, 2025.

Tyler Murray by Jessica Murray, Attorney-in-Fact
Tyler Murray by Jessica Murray, Attorney-in-Fact

Jessica Murray
Jessica Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA MURRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for TYLER MURRAY and that she is authorized by TYLER MURRAY to execute this instrument on his behalf.

Witness my hand, at office, this 24th day of June, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/24/2025 (date of document).

Affiant Signature

6/24/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

