WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.19.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara E. Morrison and Howard W. Morrison, Trustees of the Gardengate Trust dated April 14, 2024	Barbara E. Morrison and Howard W. Morrison, Trustees of the Gardengate Trust dated April 14, 2024	142-09-0D-181-00
(NAME) 8508 Sawyer Brown Road	(NAME) 8508 Sawyer Brown Rd	Karen Johnson Davidson County Batch# 1305044 DEEDWARR 08/01/2025 12:35:30 PM 3 pgs Fees: $18.00 Taxes: $1,443.00 20250801-0061189
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, I/we Phyllis H. Greif, an unmarried person, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Barbara E. Morrison and Howard W. Morrison, Co-Trustees of the Gardengate Trust dated April 14, 2024, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 8508, together with the carport designated No. 8508-C, in River Plantation, Section Ten, Phase II-B, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, Pages 27-28, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et Seq., as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409; and Book 10136, Page 708, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Phyllis H. Greif, unmarried by Warranty Deed from Sara L. Parton, widow, dated 11/06/2015, of record in Instrument No. 20151109-0114026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phyllis H. Greif, Trustee of the Phyllis H. Greif Trust dated February 19, 1982, by Quitclaim Deed from Phyllis H. Greif, unmarried, dated 08/25/2017, of record in Instrument No. 20170829-0088372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phyllis H. Greif, unmarried by Quitclaim Deed from Phyllis H. Greif, Trustee of the Phyllis H. Greif Trust dated February 19, 1982, dated 01/24/2024, of record in Instrument No. 20240131-0006640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 8508 Sawyer Brown Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 29th day of July, 2025.

Phyllis H Greif

Phyllis H. Greif

ANGELA S. MOTT
Notary Public
Commonwealth of Kentucky
Commission Number KYNP39834
My Commission Expires Dec 14, 2025

State of Kentucky
County of Carlisle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillys H. Greif, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2025.

Angela S. Mott

Notary Public:
My Commission Expires: Dec 14, 2025

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 7-29-2025.

Affiant Signature

8-1-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1 day of August, 2025.



Notary Public

My Commission Expires: 4.19.2027

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