Karen Johnson Davidson County
Batch # 1305073 DEEDWARR
08/01/2025 01:41:22 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20250801-0061223

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 38798-07-2025 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $610,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 31st day of July, 2025.<br><br>Notary Public<br>My Commission Expires: |

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 03-09-2027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jason L. Daniels<br>7418 Bridle Drive<br>Nashville, TN 37221 | New Owner | Map and Parcel No.:<br>14202018900 |

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, Tammy L. Gregory, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jason L. Daniels ("Grantee"), his 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 7418 Bridle Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property is not and has never been her marital residence.

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 the 30th day of July, 2025.

GRANTOR:

Tammy L. Gregory

Tammy L. Gregory

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner AS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tammy L. Gregory, married, 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.

Witness my hand, at office, this 30th day of July, 2025.

Angie Seriana

Notary Public
My Commission Expires: October 20, 2026

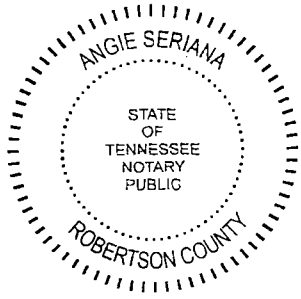


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Cross Timbers Section 4, as of record in Plat Book 4175, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 192 fronts 90.00 feet on the Northerly margin of Bridle Drive and extends back 214.80 feet on the Easterly line and 195.68 feet on the Westerly line to a broken line in the rear measuring 66.20 feet thereon.

Being the same property conveyed to Tammy L. Gregory, married by deed dated July 31, 2020 from Albert L. Whalen, Trustee of the Whalen-Russo Family Trust dated September 19, 1996, as restated June 3, 2015, of record in Instrument No. 20200811-0089057, 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 the current year, 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. Restrictive covenants contained in an instrument of record in Book 4317, page 284, Register's Office for Davidson, County, Tennessee.
5. All matters appearing on the Plan of record as Book 4175, page 54, Register's Office for Davidson County, Tennessee.