This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-7382-CL

Karen Johnson Davidson County
Batch# 1341620 DEEDWARR
11/03/2025 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,227.85
20251103-0087410

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $331,850.00.

Affiant

CASSIDY LEWALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Subscribed and sworn to before me, this the 3rd day of November, 2025.

Notary Public
My Commission Expires: 4-3-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michele Patricia Murray 1357 Nashboro Boulevard Nashville, TN 37217	New Owner	135 12 0F 035.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joshua Daniel Jungwirth, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Michele Patricia Murray, a single woman** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain Townhomes located in Davidson County, Tennessee, being Unit No. 35 THE GOLF RETREAT AT NASHBORO II ("GRAN II"), A Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed recorded in Instrument No. 20200924-0110161 and Amended and Restated Master Deed establishing Declaration of Covenants, Conditions and Restrictions for THE GOLF RETREAT AT NASHBORO II ("GRAN II"), a Horizontal Properly Regime of record in Instrument No. 20220518-0057555 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, private elements and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit C to said Amended and Restated Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Amended and Restated Master Deed Instrument No. 20220518-0057555.

Being the same property conveyed to Joshua Jungwirth, by Warranty Deed from Gran Inc., of record in Instrument No. 20220624-0072631, in the Register's Office of Davidson County, Tennessee, dated June 17, 2022 and recorded on June 24, 2022.

This is improved property located at: **1357 Nashboro Boulevard, Nashville, TN 37217.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of November, 2025.

GRANTOR:

Joshua Daniel Jungwirth

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Daniel Jungwirth, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of November, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Kirsten Virden, 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 11-3-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 11-3-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

