WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1371661
01/22/2026 09:58:00 AM
Fees: $13.00 Taxes: $6,105.00
Chap 121

Davidson County
DEEDWARR
2 pgs

20260122-0005213

File #26-DW-0615-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Benjamin N. Murray and Melissa L. Murray	**NEW OWNER**	
(NAME)	(NAME)	**130 02 0A 016.00**
615 Belle Meade Blvd. #121		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged,

WILLIAM E. CONNELLY AND CAROLINE A. KNOBLOCH, TRUSTEES OF WALTRAUT HORNBOSTEL REVOCABLE TRUST DATED OCTOBER 14, 2016,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BENJAMIN N. MURRAY, AND MELISSA L. MURRAY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. E-4 on the Plan of GLENCOURT CONDOMINIUMS according to the Master deed of record in Book 6396, Page 825, re-recorded in Book 6402, Page 279, as Amendment recorded in Instrument No's. 20041013-0123308, 20100105-0000913 and 20171227-0131285 and 20251007-0080104 Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, Page 162, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Waltraut Hornbostel Mizell, Trustee of the Waltraut Hornbostel Mizell Revocable Trust under agreement dated October 14, 2016, by Quitclaim Deed from Waltraut Hornbostel Mizell, married, of record in Instrument No. 20161017-0109587, in the Register's Office of Davidson County, Tennessee, dated October 14, 2016, and recorded on October 17, 2016.

Being the same property conveyed to Waltraut Hornbostel Mizell, married, by Warranty Deed from Carol Elexis Waller, unmarried, of record in Instrument No. 20110829-0066681, in the Register's Office of Davidson County, Tennessee, dated August 18, 2011, and recorded on August 29, 2011.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* County of Davidson taxes for the year 2026 and thereafter, not yet due and payable.
* City of Belle Meade taxes for the year 2026 and thereafter, for tax parcel identification number 130 02 0A 016.00, not yet due and payable.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENCOURT CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 162.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GLENCOURT CONDOMINIUMS of record in Book 6396, Page 825, re-recorded in Book 6402, Page 279, as Amendment recorded in Instrument No's. 20041013-0123308; 20100105-0000913; 20171227-0131285 and 20251007-0080104; 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 Glencourt Homeowners Association recorded in Book 6420, Page 75.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **615 Belle Meade Blvd., #121, Nashville, TN 37205**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 20th day of January, 2026.

Waltraut Hornbostel Revocable Trust dated October 14, 2016

By: _____
William E. Connelly, Trustee

By: _____ TTEE
Caroline A. Knobloch, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 2026, before me personally appeared William E. Connelly and Caroline A. Knobloch, Trustees of Waltraut Hornbostel Revocable Trust dated October 14, 2016, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of January, 2026.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027