WARRANTY DEED

Karen Johnson Davidson County
Batch# 1384726 DEEDWARR
02/23/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260223-0014354

TERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH** DAY OF **FEBRUARY, 2026.**

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(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
Jason Gruner	Jason Gruner	133-07-0-147.00
(NAME)	(NAME)	
946 Van Leer Drive	946 Van Leer Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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 **Kenneth S. Garrett and Deborah R. Garrett, husband and wife and Elliot Maxwell Garrett, an unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jason Gruner**, 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, and being known and designated as all of Lot No. 77, and the southerly 45 feet front and 108.4 feet rear of Lot No. 76, on the Plan of Glencoe Acres, Section I, as shown on the plat of the same of record in Plat Book 1835, Page(s) 137 and 138, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said lot and part of said lot adjoin and front together 100 feet on the westerly side of Dumas Drive, and extends back 206.1 feet on the southeasterly line of Lot No. 77. and 265 feet more or less on the northerly line of part of Lot No. 76, to a dead line in the rear, on which it measures 209.2 feet.

Being the same property conveyed to Kenneth S. Garrett and Deborah R. Garrett, husband and wife and Elliott Maxwell Garrett, unmarried by Warranty Deed from Jeffrey Whitmore, unmarried, dated 07/27/2018, of record in Instrument No. 20180807-0077628, 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 ☒ 3325 Dumas Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2849683
Warranty Deed TN

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 19th day of February, 2026.

Kenneth S. Garrett

Deborah R. Garrett

Elliot Maxwell Garrett

State of Tennessee
County of HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth S. Garrett, Deborah R. Garrett, and Elliot Maxwell Garrett, 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 19th day of February, 2026.

Notary Public:
My Commission Expires: 3/28/27

I. CASTRO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MARION

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

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 2-19, 2026.

Affiant
Date: February 23 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of February, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.