WARRANTY DEED

Karen Johnson Davidson County
Batch# 1425613 DEEDWARR
05/27/2026 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,131.20
20260527-0048214

File #26-TC-0613-1

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $576,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Tony Gariety and Petra Gariety	**NEW OWNER**	
(NAME)	(NAME)	
9296 Tillman-Bethel Road		**091 09 1I 005.00**
(ADDRESS)	(ADDRESS)	
Henderson, KY 42420		
(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,

CALVIN SMITH, AN UNMARRIED MAN,

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

TONY GARIETY AND PETRA GARIETY, A MARRIED COUPLE,,

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:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being Unit 613#1, together with the appurtenant common elements of BREEZE BLOCK TOWNHOMES, as created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated; and as established by the Declaration of Covenants, Conditions and Restrictions for Breeze Block Townhomes, a horizontal property regime with private elements (a planned unit development created under the Tennessee Horizontal Property Act), of record in Instrument No. 20230330-0023079, in the Register's Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; 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. Reference is hereby made to the Site-Plan attached as Exhibit to said Declaration; Original Plan of record in Book 161, pages 134 and 135, said Register's Office; and see also Master Declaration for BREEZE BLOCK, of record in Instrument No. 20210922-0127366, said Register's Office, to which site-plan; boundary plat; and Master Declaration references are hereby made for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Calvin Smith, a single man, by Limited Warranty Deed from Breeze Block Townhomes, LLC, a Tennessee limited liability company, of record in Instrument No 20240122-0003072, in the Register's Office of Davidson County, Tennessee, dated January 12 2024 and recorded on January 22, 2024.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B.F COCKRILLS FARM SUBDIVISION, as recorded in Plat Book 161, Page 134 and 135.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MRS MANELLA E. COLLINS FARM, as recorded in Plat Book 332, Page 34.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210922-0127366, and as amended in Instrument No. 20250218-0011809, and Termination of Condominium Recorded in Instrument No. 20230330-0023078.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211116-0152727.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230330-0023079.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument Nos. 20200529-0055759 and 20240122-0003072.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No.

* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20210719-0096729.
* Easement recorded in Book 2435, Page 231 and Book 4068, Page 110.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4108, Page 608 and Book 4164, Page 926.
* Easement for Water Meters, Lines, and Appurtenances, recorded in Instrument Nos. 20210813-0109826 and 20210816-0110587.
* Louisville & Nashville Railroad Agreement as set forth in instrument recorded in Book 4498, Page 46, Book 4498, Page 53, and Book 4498, Page 60.
* Charter for Breeze Block Master Condominium Association, Inc Recorded in Instrument No. 20210914-0123224.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **613 Vernon Avenue. Unit 1, Nashville, TN 37209**.

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 27th day of May, 2026.

Calvin Smith

STATE OF NY
COUNTY OF NY

On this 26th day of May, 2026, before me personally appeared Calvin Smith, 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 26th day of May, 2026.

Notary Signature
My commission expires: 10-27-2027.

Rachel B. Mizrahi
Notary Public: State of New York
Registration No: 01MI6100849
Qualified: New York County
Commission Expires: October 27, 2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of May, 2026.

Affiant Signature
Date 5/27/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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