THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454219** Karen Johnson Davidson County Batch # 1426957 DEEDWARR 06/01/2026 02:42:43 PM 2 pgs Fees: $13.00 Taxes: $5,457.50 20260601-0049178	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,475,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2026. Notary Public My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-[illegible]-27

WARRANTY DEED

Address New Owner: Anthony Richard Walukonis and Morgan Paige Hertik 5449 San Marcos Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-12-0B-002.00 CO

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, **William Brett Garrett and Sarah Eppel Garrett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anthony Richard Walukonis and Morgan Paige Hertik, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of Homes at Hill and San Marcos, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Hill and San Marcos, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190102-0000489, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to WILLIAM BRETT GARRETT AND SARAH EPPEL GARRETT, HUSBAND AND WIFE, by deed from BRENT MORRIS AND MARISSA WATSON, HUSBAND AND WIFE, of record in Instrument No. 20190905-0089548, dated August 29, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 160-12-0B-002.00 CO.

Matters shown on the Plan of record in Plat Book 4350, page 161, said Register's Office.

Restrictive Covenants contained in deed of record in Book 4502, page 920, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190102-0000489, said Register's Office.

This is improved property located at 5449 San Marcos Drive Nashville TN 37220

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of May, 2026.

William Brett Garrett

Sarah Eppel Garrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Brett Garrett and Sarah Eppel Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2026.

Notary Public

My Commission Expires:

