Karen Johnson Davidson County
Batch# 1451833 DEEDWARR
07/27/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260727-0068105

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Janie Garland
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0304

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Janie Garland | New Owner | Map: 110020B00100CO |
| (NAME)<br>2275 Seven Points Circle | (NAME) | |
| (ADDRESS)<br>Hermitage, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**TIMOTHY MURRELL AND MARTA MURRELL, HUSBAND AND WIFE**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JANIE GARLAND, UNMARRIED**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit A of Lot 1 on the Plan of The Reserve at Seven Points, as depicted in Exhibit A of the Amendment to Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20180228-0018757, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, and being supplemental to the Declaration of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 said Register's Office.

Being the same property conveyed to Timothy Murrell and Marta Murrell, husband and wife, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20230906-0069960, dated September 6, 2023, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20180223-0017267, Instrument No. 2017004-0101710, Instrument No. 20180323-0027343 and Instrument No. 20180228-0018757, said Register's Office. (3) Matters appearing on that plat recorded in Instrument 20180223-0017267, Instrument 20171004-0101710, Instrument 20180323-0027343, and Instrument 20180228-0018757, included, but not limited to any building setback lines and/or easements lying within the lot(s) described in Exhibit "A". (4) Reservations in Deed of record in Book 2965, Page 588, said Register's Office. (5) Restriction for Stormwater Facilities & Systems of record in Instrument No. 20160823-0088147, said Register's Office. (6) Easement and Maintenance Agreement for Sewage Pump, Service Lines, Ingress & Egress and Appurtenances of record in Instrument No. 2020180801-0075009, said Register's Office. (7) Notice of Completion of record in Instrument No. 20181221-0124675, Register's Office for said County. (8)

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20171004-0101710, amended in Instrument No. 20180323-0027343 and Instrument No. 20180228-0018757, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2275 Seven Points Circle, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 27th day of July, 2026.

Timothy Murrell

Marta Murrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Murrell and Marta Murrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of July, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

202607270068105

**Certification of Recorded Documents**

I, Channing Miles, 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 July 27, 2026.

(AFFIANT) – Channing Miles

07/27/2026
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 27th day of July, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY