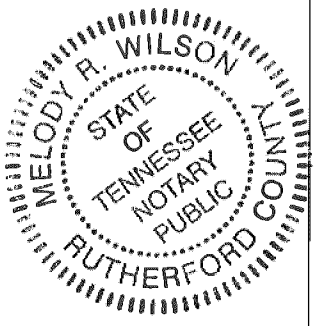
Karen Johnson Davidson County
Batch# 1462944 DEEDWARR
08/24/2026 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20260824-0078414



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2026.

Notary Public

My Commission Expires: 10/21/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Carl M. Garrett	Carl M. Garrett	103-12-0A-004.00 CO
4200 West End Avenue, 203	368 Clarkston Drive	
Nashville, TN 37205	Smyrna, TN 37167	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Harvey P. Wilker, unmarried

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

Carl M. Garrett, married

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

A certain tract or parcel of real estate in Davidson County, Tennessee, being Apartment No. 203, of Harding House, a Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Allan Murphy, of record in Book 4759, Page 665, as corrected in Book 4768, Page 818, and amended in Book 4979, Page 944, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the sources of title of the said Allen Murphy, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Harding House Condominium Apartments, of record in Book 4675, Page 60, as amended in Book 4860, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
Covered Parking Space No. 6 is a limited common element for the exclusive use of the occupant of said apartment.

BEING the same property conveyed to Harvey P. Wilker by Warranty Deed from Irma Ray

Goodman, an unmarried person, dated 8/24/2001 and recorded 8/28/2001 in Instrument No. 20010828-0093058, Register's Office for Davidson County, Tennessee.
See Power of Attorney for Irma Ray Goodman in Instrument No. 20010828-0093057.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Master Deed and By-Laws of record in Book 4759, Page 665, corrected in Book 4768, Page 818, amended in Book 4979, Page 944; Amended By-Laws of record in Book 5572, Page 149; HOA Charter of record in Book 4759, Page 657, amended in Book 5579, Page 985; All existing easements and all other matters shown on plat of record in Book 4675, Page 60, as amended in Book 4860, Page 82, Register's Office for Davidson County, Tennessee

This is improved property known as: 4200 West End Avenue, 203, 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 Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 20th day of August, 2026.

Harvey P. Wilker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Harvey P. Wilker, 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 August, 2026.

Notary Signature
My commission expires: 8/19/2028



True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 8-20-26 (date of document).

Affiant Signature

8-20-26

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of August, 2026.

Notary's Signature

Jennifer Harris
State Of Tennessee Notary Public
Rutherford

My Commission Expires: 8/19/2028