Prepared By:

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Karen Johnson Davidson County
Batch# 294752 DEEDWARR
10/02/2019 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191002-0100783

AFTER RECORDING MAIL TO NEW OWNER
SETH MURRAY
812 W GREENWOOD AVE
NASHVILLE, TN 37206-3341

SEND TAX BILLS & STATEMENTS TO NEW OWNER
SETH MURRAY
812 W GREENWOOD AVE
NASHVILLE, TN 37206-3341

WARRANTY DEED

PARCEL NUMBER: 82 04 0 169.00

THIS INDENTURE, made this 9 day of SEPTEMBER, 20 19, by and between SETH M. MURRAY, AN UNMARRIED MAN, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and SETH M. MURRAY AND IRANZU MORRAS HERNANDEZ, HUSBAND AND WIFE, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ZERO Dollars $0.00 cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 55, AS SHOWN ON THE MAP ENTITLED THORNBY PLACE, OF RECORD AS PLAT BOOK 332, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL 082-04-0-169-00
BEING THE SAME PROPERTY CONVEYED TO SETH M. MURRAY, AN UNMARRIED MAN BY DEED FROM UPGRADES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FRANK MATHERLEY AND JASON MATHERLEY, INDIVIDUALLY AND AS MEMBERS OF SAID LLC. RECORDED 03/29/2010 IN DEED 201003290022877, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful

claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

SETH M. MURRAY

Witness 2

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared SETH M. MURRAY, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9 day of Sep, 2019.

My Commission Expires: 01 NOV 2019

Notary Public

JOSE D. RESTREPO
COMM. # 2130825
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Nov. 1, 2019

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0, ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and~~ voluntary sale.

Affiant

DAVID GREENHALGH

Sworn to and subscribed before me this 24th day of Oct, 2019.

My Commission Expires: 06/06/2020

Notary Public Autumn R Carnegie

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

Certification of Electronic Document:

I, DAVID GREENHALGH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature: _____

State of: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: _____
Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).