WARRANTY DEED

Karen Johnson Davidson County
Batch# 531122 **DEEDWARR**
12/11/2020 11:38:47 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20201211-0145549

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karyn Murphy		06308024500
(NAME)	(NAME)	
4012 Lafayette Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Twin Team LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karyn Murphy, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 1, Block B-1, Hadley's Bend City, of record in Plat Book 421, page 120, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a ore comprehensive legal description

Being part of the same property conveyed to The Twin Team, LLC, by deed of record in Instrument No. 20160913-0096072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4012 Lafayette Avenue, Old Hickory, TN 37138
(House Number) (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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter. - Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 421, PAGE 120, and subsequent amendments, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-KH-20-4012

Witness my/our hands this 8th day of December, 2020.

The Twin Team, LLC

By: _____ member
Jeremy Bockman, MEMBER

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 Jeremy Bockman, The bargainors(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as the MEMBER of The Twin Team, LLC and he as such MEMBER has the authority to sign on behalf of The Twin Team, LLC and hereby has executed the within instrument or the purposes therein contained by signing the name of The Twin Team, LLC by Jeremy Bockman as its MEMBER
WITNESS my hand and seal this 8th day of December, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 15238