BOX 10-A

Karen Johnson Davidson County
Batch# 546305 **DEEDWARR**
01/05/2021 09:48:39 AM 2 pgs
Fees: $13.00 Taxes: $1,404.15

20210105-0001328

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH20-00708

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alyssa Mirmina and Collin Murphy 8037 Brockman Lane Nashville, TN 37013	New Owner	173 10 0C 090.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joanne Pascal, unamarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Collin Obrien Murphy and Alyssa M. Mirmina, both unmarried, as Tenants in Common with Right of Survivorship** hereinafter called the Grantees, their successors 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 No. 90, on the plan of Phase Two, Delvin Downs, RS-10 Residential P.U.D., as shcwn by plat of record in Instrument No. 20160929-0102578, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joanne Pascal by deed from Capitol Homes, Inc., a Tennessee corporation, dated April 18, 2017, recorded April 27, 2017, of record in Instrument No. 20170420-0038710, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8037 Brockman Lane, Nashville, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of January, 2021

Joanne Pascal

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Emily Crowder, a Notary Public for the County of Cheatham and State of Tennessee do hereby certify that Joanne Pascal personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th of January, 2021.

Notary Public

My Commission Expires: 7/20/24

(SEAL)

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM