Karen Johnson Davidson County
Batch# 592621 DEEDWARR
03/16/2021 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210316-0034704

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Dolan Murphy, an unmarried woman	Pinnacle Bank (NAME)	
231 Orlando Ave (ADDRESS)	150 3rd Ave South, Ste 1000 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Murphy, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathleen Dolan Murphy, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of lot no. 7 on an unrecorded plan of resubdivision of a part of lot no. 20 on the plan of C.C. Vernon Farm, of record in book 161, page 164, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Norris H. Hickerson, surveyor, on November 4, 1953, as follows:

Beginning at an iron pin in the Westerly margin of Orlando Avenue, said iron pin being located South 10 degrees East 388' from the Southerly margin of Lenox Avenue, said point being the Northeast corner of lot no. 7 on the unrecorded plan of resubdivision of part of lot no. 20 plan of C.C. Vernon Farm, of record in book 161, page 164, Register's Office for Davidson County, Tennessee, running; thence, with the Westerly margin of Orlando Avenue, South 10 degrees East 55' to an iron pin. Said iron pin being located North 10 degrees West 20' from the original corner of said lot no. 7, running; thence, South 88 degrees 30' West 149.3 feet to an iron pin, said iron pin being located North 7 degrees 45 minutes West 20' from the Southwest corner of said lot no. 7 running; thence, North 9 degrees 45 minutes West 42.5' to an iron pin, said iron pin being the Northwest corner of said lot no. 7, running, thence, North 83 degrees 20 minutes East 147.5 feet to the point of beginning.

Being the same property conveyed to Michael Murphy, by deed from Steven Way, unmarried, of record in Instrument No. 20070824-0101656. dated August 17, 2007, said Register's Office.

Michael Dolan Murphy is the same person as Michael Murphy.

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

unimproved ( )
This is improved (X) property, known as 231 Orlando Ave, Nashville, TN 37209
(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.

Witness my/our hand(s) this 15th day of March, 2021.

WARRANTY DEED

(Continued)

Michael Murphy

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 15th day of March, 2021.

Notary Public

My Commission Expires: 7/9/2021

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

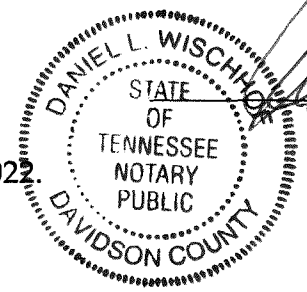
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.