Name and Address of New Owner:
Nicholas Hynes and Brittany Hynes
146 Lake Park Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 629893 DEEDWARR
05/06/2021 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210506-0060754

Send Tax Bills To:
Quicken Loans, LLC
1050 Woodard Ave.,
Detroit, MI 48226-1906

This Instrument Prepared By:
Kristin L. Brown
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 119-15-0-101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gordon Ellis Murdock and wife, F. May Murdock,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Hynes and wife, Brittany Hynes,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 26, on the Plan of Section Four, Southlake, of record in Plat Book 3300, page 85, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gordon Ellis Murdock and wife, F. May Murdock by Warranty Deed dated November 16, 2012 from Nancy J. Hopper, unmarried, recorded December 5, 2012, in Instrument Number 20121205-0112067, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 3300, page 85, said Register's Office.

This improved real property commonly known as: 146 Lake Park Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2021.

_____(SEAL)
Gordon Ellis Murdock

_____(SEAL)
F. May Murdock

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 30th day of April, 2021, before me personally appeared Gordon Ellis Murdock and F. May Murdock, 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 30th day of April, 2021.

_____
Notary Signature
My commission expires: 03/05/2025

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____(Affiant)
Sworn to and subscribed before me this 30th day of April, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-03-47

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

202105060060754

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022