# WARRANTY DEED

W-SB-REP-21-1909

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2021.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Dina C. Murphy** | Dina C. Murphy | |
| (NAME) | (NAME) | **081-15-0-635.00** |
| **1909 Formosa St** | 3947 East Crest Lane | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | Phoenix, AZ 85050 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARIPCY SALAZAR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DINA C. MURPHY AND AUSTIN BURKE, TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 2 on the Plan of Re-Plat of lots 67, 68, & a Portion of Lot 69 on the Map of J.M., and G.W. Harding's Addition to Nashville of record in Plat at Instrument No. 20160309-0022704, 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 Aripcy Salazar, unmarried by Warranty Deed from Urban Core Homes II, LLC, a Tennessee limited liability company of record in Instrument No. 20161209-0129627 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on December 09, 2016.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Instrument No. 20160309-0022704, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1909 Formosa St, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 635041 **DEEDWARR**
05/13/2021 09:11:05 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20210513-0064518

Witness my/our hand(s) this the 12th DAY OF MAY, 2021.

Aripcy Salazar by Paul Hinman
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ARIPCY SALAZAR, and who acknowledged he/she/they executed the same as the free act and deed of the said ARIPCY SALAZAR.

Witness my hand and officia seal, this the 12th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212