RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115629

Tina Switzer
Notary Public Seal State of Indiana
Lake County
Commission Number NP0727408
My Commission Expires 06/17/2028

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 645082 DEEDWARR
05/27/2021 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,641.43
20210527-0071678

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Porter

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $713,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of ~~May~~, 2021.

NOTARY PUBLIC

My commission expires: 6/17/2028

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel P. Murray<br>3560 Baxter Road<br>Joelton, TN, 37080 | Same address as new owner | 008-00-0-180.00 |

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thirteen Thousand Nine Hundred and 00/100 Dollars ($713,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW SANHOURI FARAG, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL P. MURRAY & DAWN MURRAY**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Joe Smith Property of record in Book 8250, page 779, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Sanhouri Farag, unmarried, from Jennifer Smith, unmarried, and Darla K. Achey, unmarried, by Warranty Deed dated October 21, 2019 and recorded October 30, 2019 in Instrument #20191030-0111452, said Register's Office.

Being the same property conveyed to Jennifer Smith, an unmarried woman, and Darla K. Achey, an unmarried woman, from Scott E. Brinkley and wife, Elisa Brinkley by Warranty Deed dated October 22, 2015 and recorded October 23, 2015 in Instrument #20151023-0108218, said Register's Office.

The address of the herein described property is believed to be 3560 Baxter Road, Joelton, TN 37080, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of May, 2021.

**ANDREW SANHOURI FARAG**

STATE OF ~~TENNESSEE~~ Indiana TS
COUNTY OF ~~DAVIDSON~~ TS Porter

Personally appeared before me, a Notary Public, Andrew Sanhouri Farag, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of May, 2021.

Tina Switzer
Notary Public Seal State of Indiana
Lake County
Commission Number NP0727408
My Commission Expires 06/17/2028

Notary Public

Tina Switzer
Printed Notary Name

My commission expires: 6/17/2028

# True Copy Certification

I, **Jennifer L. Pennell,** 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 Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022