#36334

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36334-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me this 1st day of June, 2021. Notary Public My Commission Expires: 10-2-2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Benjamin N. Murray and Melissa L. Murray 1123 Draughon Avenue Nashville, TN 37204	**Send Tax Bills To:** New Owners 115 Westover Drive Nashville, Tn. 37205	**Tax Information:** Map and Parcel No.: 11809008700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David M. Vernich and Connie L. Vernich, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin N. Murray and Melissa L. Murray, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1123 Draughon Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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# 655245 DEEDWARR
06/11/2021 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $4,347.50
20210611-0078982

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of June, 2021.

David M. Vernich by Gerald G. Patterson, Atty In-Fact
David M. Vernich by Gerald G. Patterson,
his attorney-in-fact

Connie L. Vernich by Gerald G. Patterson, Atty In-Fact
Connie L. Vernich by Gerald G. Patterson,
her 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, Gerald G. Patterson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for David M. Vernich, and he is authorized by David M. Vernich to execute this instrument on his behalf.

Witness my hand, at office, this 1st day of June, 2021.

Eileen K. Hopkins

Notary Public

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires:
10-2-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for Connie L. Vernich,, and he is authorized by Connie L. Vernich,to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of June, 2021.

Eileen K. Hopkins

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 and the Westerly 18 feet of Lot. No. 3 on the Plan of Subdivision of Draughon Tract Property, as of record in Plat Book 974, Page 39, Register's office for said County, to which plan reference is made for a more complete description.

Said Lot No. 2 and part of Lot No. 3 front together 60 feet on the Southerly side of Draughon Avenue and run back 165.4 feet on the Westerly line and 166 feet more or less on the Easterly line to a dead line and measures 68 feet thereon.

Being the same Property conveyed to David M. Vernich and Connie L. Vernich, Husband and Wife, by Warranty Deed from Abigail M. Sprouse, Married, FKA Abigail M. Frossard, of record in Instrument No. 20160516-0048302, in the Register's Office of Davidson County, Tennessee, dated May 13, 2016 and recorded on May 16, 2016.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11809008700.
2. All matters appearing on the Plan of record as Plat Book 974, page 39, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

