When recorded, return to:
Rudy Title & Escrow, LLC
2021 21st Avenue South
Nashville, TN 37212
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11908-RL-s

Karen Johnson Davidson County
Batch# 656024 **DEEDWARR**
06/14/2021 01:52:39 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20210614-0079904

STATE OF TENNESSEE
COUNTY OF Davidson

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joey Max Murphy Vickie Latan Murphy 7824 Steeplechase Lane Nashville, TN 37221	Joey Max Murphy Vickie Latan Murphy 7824 Steeplechase Lane Nashville, TN 37221	127 00 0 216.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Jerry Rowland, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Joey Max Murphy and Vickie Latan Murphy, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 26 on the Plan of Saddle Ridge, Section II, of record in Book 5200, page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Westerly margin of Steeplechase Lane, said point being a common front corner with Lot No. 27; thence running along the common boundary of said Lot No. 27; South 86° 14' 36" East a distance of 233.22 feet to a point, said point being in the rear line of Lot No. 31; thence, running along the rear line of Lot No. 31, North 12° 45' 25" East, a distance of 336.99 feet to a point; thence, running along the Southern boundary of Lot No. 25, South 73° 49' 28" East, a distance of 205.65 feet to a point on the Westerly margin of Steeplechase Lane; thence running in a Southerly direction along the margin of Steeplechase Lane, South 16° 33' 33" East, a distance of 58.98 feet to a point; thence continuing through said point and along the margin of Steeplechase Lane, a distance of 201.88 feet to a point, said point being the point of beginning.

Being the same property conveyed to Jerry R. Rowland and wife, Barbara A. Rowland, by Warranty Deed from Mark R. Burress, a single person, of record in Book 6561, Page 427, in the Register's Office of Davidson County, Tennessee, dated May 20, 1985 and recorded on May 20, 1985. The said Barbara A. Rowland, predeceased Jerry R. Rowland leaving him as surviving tenant by the entirety.

This is improved property located at: **7824 Steeplechase Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2021.

GRANTOR:

Jerry Rowland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry Rowland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of June, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024