This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12603-TC

Karen Johnson Davidson County
Batch# 676995 DEEDWARR
07/15/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20210715-0095008

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Perry

The actual consideration or value, whichever is greater, for this transfer is $835,000.00.

Affiant

Subscribed and sworn to before me, this the ~~9th~~ 8th day of July, 2021.

Commonwealth of Pennsylvania - Notary Seal
CAROL L MOYER - Notary Public
Perry County
My Commission Expires Aug 28, 2023
Commission Number 1116734

Notary Public
My Commission Expires: 8/28/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Murphy 613 South 14th Street Nashville, TN 37206	New Owner	094-01-0-284.01

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kerry Phillip Kerlin, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian Murphy**, hereinafter called the Grantee, his 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 all of Lot No. 23, Shelby Village No. Two, according to survey and plat of same appearing of record in Book 1835, page 48, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kerry Phillip Kerlin, a single man by Warranty Deed from The Twin Team, LLC, a Tennessee limited liability company, dated May 8, 2015, recorded May 11, 2015, of record in Instrument No. 20150511-0043158, Register's Office for Davidson County, Tennessee.

Katie Quinn Kochenderfer joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **613 South 14th Street, Nashville, TN 37206.**

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 8 day of July, 2021.

GRANTORS:

Kerry Phillip Kerlin

Katie Quinn Kochenderfer

STATE OF Pa
COUNTY OF Perry

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kerry Phillip Kerlin and Katie Quinn Kochenderfer, the within named bargainors, 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 8 day of July, 2021.

Carol L Moyer
Notary Public
My Commission expires: 8/28/23

Commonwealth of Pennsylvania - Notary Seal
CAROL L MOYER - Notary Public
Perry County
My Commission Expires Aug 28, 2023
Commission Number 1116734

Certificate of Authenticity

I, Tiffany Rooker, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2021.

Date

Tiffany Rooker

Affiant Signature

7/8/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON