21-3969

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

J-EXP-21-913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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)
Jan Spidlen	Same as owner	
(NAME) **913 North 12th Street Unit 1**	(NAME)	**83-6-B-1.00CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **MARIAN MURPHY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAN SPIDLEN, UNMARRIED,** 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 Unit 1, North 12th Street Homes, a Horizontal Property Regimes With Private Elements, as described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130610-0058864, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marian Murphy, married, by Warranty Deed from Mary Givens, unmarried, and Molly Givens, unmarried, recorded July 19, 2017 in Instrument No. 20170619-0061462, Register's Office for Davidson County, Tennessee.

Daniel Beaulieu will be joining in this conveyance to convey any interest he may have in the property, marital or otherwise.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. F. TODD SUBDIVISION, as recorded in Plat Book 161, Page(s) 100, Register's Office for Davidson County, TN.
- Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20130429-0042188, 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: **913 North 12th Street Unit 1, Nashville, Tennessee 37206**.

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# 688362 **DEEDWARR**
08/02/2021 12:34:37 PM 2 pgs
Fees: $13.00 Taxes: $1,475.56

20210802-0103532

Witness my/our hand(s) this the 23rd DAY OF JULY, 2021.

Marian Murphy

Daniel Beaulieu

STATE OF ~~TENNESSEE~~ Vermont
COUNTY OF Chittenden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIAN MURPHY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of July, 2021.

157.000248/

Notary Public
My Commission Expires: 1-31-23
(SEAL)

STATE OF ~~TENNESSEE~~ Chittenden
COUNTY OF ~~Vermont~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL BEAULIEU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of July, 2021.

157.000248/

Notary Public
My Commission Expires: 1-31-23
(SEAL)

CHITTENDEN COUNTY NOTARY PUBLIC VERMONT

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