Karen Johnson Davidson County
Batch# 690572 DEEDWARR
08/04/2021 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20210804-0104955

33762

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Robert Daniel Fanning, 2522 Stinson Road, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
84 16 93.00

GENERAL WARRANTY DEED

James D. Murphy, hereinafter grantor, of **Davidson County**, **Tennessee**, for $285,000.00 (Two Hundred Eighty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Robert Daniel Fanning**, hereinafter grantee, whose tax mailing address is **2522 Stinson Road, Nashville, TN 37214**, the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 2522 Stinson Road, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was recorded at instrument number 201306611-0059446 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 84 16 93.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on this 30th day of July, 2021

James D. Murphy by Mildred Louise Stokes

James D. Murphy, by his POA, Mildred Louise Stokes

STATE OF ALABAMA
COUNTY OF Colbert

The foregoing instrument was acknowledged before me on this 30th day of July, 2021 by **Mildred Louise Stokes, attorney for James D. Murphy,** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

Heather S McCollister

Notary Public

MY COMMISSION EXPIRES 9/6/2022



Maximum principal indebtedness for Tennessee recording tax purposes is 285,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of OHIO
County of HAMILTON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is (F), which amount is equal to or greater than that which the property would command at a fair and voluntary sale. (F) 285,000.00

Subscribed and sworn to before me

This 30th day of July, 2021.

Affiant

DEBRA A BROOKS
Print Name

(Seal)

Notary Public

My commission expires:

JEFFREY FRYE
Print Name

JEFFREY FRYE
Commission No. 2012-RE-437705
Notary Public, State of Ohio
My Commission Expires
December 6, ~~2017~~ 2022

Exhibit "A"
Property Description

Being Lot No. 62 on the map of Hargis Heights Subdivision. As of record in Book 974, Page 82, of the Registers Office of said County and State and further described as BEGINNING at a concrete monument set in the westerly margin of Stinson Road, the common corner of lots Nos. 61 and 62, of said Subdivision; thence southwesterly on a curve 133.5 feet to a concrete monument set in the corner or north margin of said road; thence, with the northerly margin of said road westerly 85 feet to a point, the common corner of lots 62 and 63; thence with said dividing line between lots, northerly 85 feet to a point the common corner of Lots Nos. 61 and 62; thence with the line between said lots, easterly 170 feet to the beginning.

Being the same Property conveyed to Michael V Applegate and Mark Stephen Applegate as tenants in common and not as joint tenants with right of survivorship by Quitclaim Deed from Jerry V Applegate and Peggy J Phy (formerly Peggy L Applegate) dated 08/16/00 and recorded on 08/16/00 in instrument no. 200008160081053, said registers office for said county.

Tennessee Certification of Electronic Document

I, Jenni Elam, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jenni Elam
Signature

State of Ohio
County of Hamilton

Personally appeared before me, Amy Neal Braden, a notary public for this county and
Notary's Name

state, Jennifer Elam, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Amy Neal Braden
Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARIAL SEAL STATE OF OHIO
AMY NEAL BRADEN
NOTARY PUBLIC
CLERMONT COUNTY
STATE OF OHIO
My Comm. Expires
Oct.11, 2021