Karen Johnson Davidson County
Batch# 693386 DEEDWARR
08/09/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20210809-0106948

Name and Address of New Owner:
Tyler Hull
1125 Chester Ave
Unit #5
Nashville, TN 37206

Send Tax Bills To:
**New Owner**

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 072-14-1O-005-00-CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Augustus Murray and Allison Murray, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyler Hull, Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 5, on the Plan of Woodland Grove, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170906-0091737, and First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180410-0033871, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Augustus Murray and Allison Murray, Husband and Wife, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181002-0097796 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 02, 2018. (Value of consideration shown in aforementioned deed $369,900.00.)

Being also known as 1125 Chester Ave, Unit No. 5, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of August, 2021.

_____(SEAL)
Augustus Murray

_____(SEAL)
Allison Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Augustus Murray and Allison Murray, 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 this 5th day of August, 2021.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $505,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER COUNTY OF DAVIDSON

_____
(Affiant)

Sworn to and subscribed before me this
5th day of August, 2021.

_____
Notary Public
My commission expires: ~~3/3/25~~ 3/3/25

File No. 2021-1724



202108090106948

**Tennessee Certification of Electronic Document**

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 Aug. 5, 2021 (date of document).

Affiant Signature

8/05/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

