Karen Johnson Davidson County
Batch# 698670 DEEDWARR
08/17/2021 09:26:54 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20210817-0110798

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13203-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

JEFF GONZALES
Notary ID #132495799
My Commission Expires
May 27, 2024

Subscribed and sworn to before me, this the 16th 13th day of August, 2021.

Notary Public
My Commission Expires: May 27, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Billy Aycock and Stephanie Aycock 945 S Woodstone Lane Nashville, TN 37211	Shelter Lending P.O. Box 740039 Cincinnati, OH 45274-0039	172-03-0A-079.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Taylor A. Murphy and Lindsay C. Murphy, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Billy Aycock and Stephanie Aycock, husband and wife**, hereinafter called the Grantees, 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. 79 on the Plan of The Woodlands Phase 1, Section I, of record in Book 6900, Pages 498 & 499 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Taylor A. Murphy and Lindsay C. Murphy, husband and wife, by Warranty Deed from Grant Batson, and wife, Jill Batson, of record in Instrument No. 20161115-0120272, in the Register's Office of Davidson County, Tennessee, dated November 10, 2016 and recorded on November 15, 2016.

This is ☒ improved or ☐ unimproved property located at: **945 S Woodstone Lane, Nashville, TN 37211**

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 Grantors paying their prorated share thereof to the Grantees 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 ~~16th~~ 13th day of August, 2021.

GRANTOR:

Taylor A. Murphy

Lindsay C. Murphy

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Taylor A. Murphy and Lindsay C. Murphy, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~16th~~ 13th day of August, 2021.

Notary Public
My Commission expires: May 27, 2024

JEFF GONZALES
Notary ID #132495799
My Commission Expires
May 27, 2024