Name and Address of New Owner:
Allison Murphy and Mark Murphy
1221 Kenmore Place
Nashville, TN 37216

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 701209 DEEDWARR
08/19/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210819-0112331

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072 07 0 325.00

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, **Christopher Lee, Married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allison Murphy and Mark Murphy, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 70 feet of the Southerly part of Lot 85 on the Plan of Kenmore Place of record in Book 332, Page 32 and Re-Subdivision of Parts of Lot Nos. 84, 85, 86 and 87 on the Plan of Kenmore Place recorded in Instrument No. 20200910-0103209, said Register's Office, described as follows:

Beginning at a point in the common corner between Lots 84 and 85, thence in an Easterly direction along the margin of Kenmore Place 70 feet to an iron pin; thence Northerly 200 feet to an iron pin; thence Westerly 70 feet to an iron pin; thence Southerly 200 feet to the point of beginning.

Being the same property conveyed to Christopher Lee, unmarried, by Warranty Deed from Arlin L. McRae, of record in Book 10509, Page 319, in the Register's Office of Davidson County, Tennessee, dated June 27, 1997 and recorded on June 30, 1997.

Leah D'Andrea-Lee joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 11th day of August, 2021.

Christopher Lee (SEAL)

Leah D'Andrea-Lee (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2021, before me personally appeared Christopher Lee and Leah D'Andrea-Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 11th day of August, 2021.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of August, 2021.

Notary Public
My commission expires: July 24, 2023
File No. 2021-3106

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 8/11/2021.

Kimberly D Hicks

Affiant

Date: 8/19/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of August, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON