This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $522,500.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2021.

Notary Public
My commission expires: 6/14/25

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matt Murphy & Anjelica Murphy 3204 Kinross Ave Nashville, TN 37211	New Owner	133-02-0 168.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELFERSY PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATT MURPHY AND ANJELICA MURPHY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plat of Airdrie Subdivision "B" property of D. C. Buell, as shown on plat of record in Book 547, page 42, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Elfersy Properties, by deed dated 10/30/2020, from Thomas B. Lyle and Dan R. Lyle and Patti Wiedman and Amber L. Malone, of record in Instrument No. 20201103-0128356, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3204 Kinross Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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# 708761 DEEDWARR
09/01/2021 12:29:59 PM 2 pgs
Fees: $13.00 Taxes: $1,933.25

20210901-0117923

Witness my hand this the 30 day of August, 2021.

Elfersy Properties LLC

Avi Elfersy, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Avi Elfersy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, Elfersy Properties LLC , and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Elfersy Properties LLC by the said Avi Elfersy as such MEMBER.

Witness my hand and official seal this 30 day of August, 2021.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024