WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED TWENTY THOUSAND AND 00/100 (320,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Angela L. Bienert and Thomas H. Bienert, Jr, Trustees of Bienert Community Property Trust dated April 4, 2017 (NAME)	**NEW OWNER** (NAME)	**082-09-0M-003.00-CO**
419 Van Buren Street Nashville, Tennessee 37208 (ADDRESS)	**419 Van Buren Street Nashville, Tennessee 37208** (ADDRESS)	

Karen Johnson Davidson County
Batch# 718179 **DEEDWARR**
09/16/2021 11:40:13 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210916-0124587

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of September, 2021, the undersigned, **MAUREEN P. MURPHY, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ANGELA L. BIENERT AND THOMAS H. BIENERT, JR, TRUSTEES OF BIENERT COMMUNITY PROPERTY TRUST DATED APRIL 4, 2017,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **419 Van Buren Street, Nashville, TN 37208** and more particularly described as follows:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee being Unit No. 3 along with the designated garage for said unit, together with the appurtenant interest in the common elements of Van Buren Street Townhomes, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20060619-0072279 as amended in 20060727-0091088 and 20070518-0059640 and further described on plan of record attached to said Master Deed as "Exhibit A", Register's Office for Davidson County, Tennessee; "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the By-Laws for the administration thereof of record in Instrument No. 20060619-0072279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maureen P. Murphy, unmarried, by Warranty Deed, from William H. Eason, Jr., married, dated December 7, 2007, and recorded on December 10, 2007, of record in Instrument No. 20071210-0142096, Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of September, 2021.

GRANTOR: MAUREEN P. MURPHY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Maureen P. Murphy**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY