THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210837085** Karen Johnson Davidson County Batch# 720351 DEEDWARR 09/21/2021 08:54:30 AM 3 pgs Fees: $18.00 Taxes: $2,312.50 20210921-0126386	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 15 day of September, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Maureen Murphy 521 Saddle Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 03 0 091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Paige Holdings LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maureen P. Murphy, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 291 on the Plan of Walnut Hill Manor, Section 1, according to survey and Plat of same appearing of record in Book 4460, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete and accurate description of said Lot.

Being the same property conveyed to James Paige Holdings LLC, a Tennessee Limited Liability Company, by Warranty Deed from Crawford P. Fortune, Jr. and wife, Thelma Sue Fortune, of record in Instrument No. 20210527-0071890, in the Register's Office of Davidson County, Tennessee, dated May 26, 2021 and recorded on May 27, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Hill Manor, Section 1, as recorded in Plat Book 4460, Page(s) 108.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4643, Page 946, as amended in Book 5057, Page 885 and Modification record in Book 5440, Page 138.

This is improved property located at 521 Saddle Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of September, 2021.

James Paige Holdings LLC

By: Matthew West, sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Matthew West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the sole member of James Paige Holdings LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 14th day of September, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, do hereby make oath that I am a licensed attorney and/or the 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 **September 14** (date of document).

Affiant Signature

September 14, 2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **14** day of **September**, 2**021**.

Notary Public

Notary's Seal:

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

MY COMMISSION EXPIRES: 11/06/2024