Name and Address of New Owner:
John R. Murphy, Jr. and Melissa Sanders
178 Shiaway Court
Nashville, TN 37217

Send Tax Bills To:
John R. Murphy, Jr. and Melissa Sanders
178 Shiaway Court
Nashville, TN 37217

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 149020F04000CO

Karen Johnson Davidson County
Batch# 721041 DEEDWARR
09/21/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20210921-0126912

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, **Nicholas Allen McCollum and Megan Simmons McCollum, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John R. Murphy, Jr. and Melissa Sanders,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 40 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) of record in Instrument No. 20120606-0049559, as amended in Instrument No. 20141024-0098102 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Allen McCollum and Megan Simmons McCollum, husband and wife by Quitclaim Deed from Nicholas A. McCollum and Megan D. Simmons, husband and wife, dated August 12, 2020, of record in Instrument No. 20200819-0093371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 178 Shiaway Court, Nashville, TN 37217

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 13th day of August, 2021.

(SEAL)
Megan McCollum

(SEAL)
Nicholas McCollum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2021, before me personally appeared Megan McCollum and Nicholas McCollum, 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, at office, this 13th day of August, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

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 $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Megan McCollum

Nicholas McCollum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of August, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8.13.21 (date of document).

Connie Taylor
Affiant Signature

8.13.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

