WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 743163 DEEDWARR
10/25/2021 01:38:32 PM 2 pgs
Fees: $13.00 Taxes: $2,776.85

20211025-0143154

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julio Cesar Tapia and Lorene Salcido, Co-Trustees of The Tapia - Salcido Revocable Trust, under Agreement dated March 2, 2000 1211 56th Ave N. Nashville, TN 37209	New owner 552 Pena Court Palo Alto, CA 94306	091-06-2D-002-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew J. Murray and Christine B. Murray, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Julio Cesar Tapia and Lorene Salcido, Co-Trustees of The Tapia - Salcido Revocable Trust, under Agreement dated March 2, 2000**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 5601 Louisiana Avenue Homes as shown on Exhibit "B" on the Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements of record in Instrument No. 201703210027488, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew J. Murray and Christine B. Murray, husband and wife by Warranty Deed from P & P Development, LLC, a Tennessee limited liability company, dated 03/28/2018 and recorded 04/02/2018, of record in Instrument 201804020030136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CBMR-21-1241

This is unimproved ☐ improved ☒ property know as: 1211 56th Ave N., Nashville, TN 37209

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this the 20th day of October, 2021.

Matthew J. Murray

Christine B. Murray

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Matthew J. Murray and Christine B. Murray with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th of October, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

State of Tennessee Notary Public Davidson County