2020-784

WARRANTY DEED

Karen Johnson Davidson County
Batch# 762598 DEEDWARR
11/30/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211130-0157580

File No. BC-21-1385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Colette Murphy	CapStar Bank	
(NAME)	(NAME)	
21 Vaughns Gap Road, 13	2002 Richard Jones Rd, Ste. 300A	129-15-0A-013.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Charles J. Canupp, Jr. and Andrea S. Canupp, Trustees of Charles and Andrea Canupp Family Revocable Trust dated October 8, 2019,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Colette Murphy, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 13 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7091, page 302, as amended by Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highland Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description.

Being the same property conveyed to Charles J. Canupp, Jr. and wife, Andrea Canupp by Warranty deed from Charles E. Anderson and wife, Kathryn H. Anderson of record in Instrument No. 20140708-0059888 Register's Office for Davidson County, Tennessee, dated July 01, 2018 and recorded on July 08, 2014.

Being the same property conveyed to Andrea Canupp by Quitclaim deed from Charles J. Canupp, Jr. and Andrea Canupp, husband and wife of record in Instrument No. 20141209-0112811 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on December 09, 2014.

Being the same property conveyed to Charles and Andrea Canupp Family Revocable Trust dated October 08, 2019 by Quitclaim deed from Charles J. Canupp and Andrea S. Canupp of record in Instrument No. 20191023-0108667 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 23, 2019.

This is property more commonly known as 21 Vaughns Gap Road, 13, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 22nd day of November, 2021.

Charles and Andrea Canupp Family
Revocable Trust dated October 8, 2019

By: Charles J. Canupp, Jr., Trustee
Charles J. Canupp, Jr., Trustee

By: Andrea S. Canupp, Trustee
Andrea S. Canupp, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2021, before me personally appeared Charles J. Canupp, Jr. and Andrea S. Canupp, Trustees of Charles and Andrea Canupp Family Revocable Trust dated October 8, 2019, 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 22nd day of November, 2021.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUHM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 22nd day of November, 2021.

Quin Evans Segall

11/22/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 22nd day of November, 2021.

My Commission Expires: 5/2/22

Notary Public

