Karen Johnson Davidson County
Batch# 770209 DEEDWARR
12/08/2021 10:47:01 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20211208-0162740

HOLLI DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2021.

Notary Public

My commission expires:

[redacted]:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexandra Crosby	New Owner	**072-06-1K-002.00**
1016B Maynor Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars (S10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stacey Murphy and Quincey U. Murphy, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alexandra Crosby
an unmarried person

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1016B, 1016 Maynor Avenue Townhomes, created under Title 66 Section 27-101 et seq., as amended Tennessee Code Annotated, and as established as shown in the Declaration of Covenants, Conditions and Restrictions for 1016 Maynor Avenue Townhomes of record in Instrument No. 20160929-0102633, 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 Stacey Murphy and Quincey U. Murphy, wife and husband by Warranty Deed from Kara J. Armstrong, unmarried of record in Instrument No. 20181226-0125051 Register's Office for Davidson County, Tennessee.

This is improved property known as **1016B Maynor Ave, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ___ day of November, 2021.

Stacey Murphy

Quincey U. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stacey Murphy and Quincey U. Murphy, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29 day of November, 2021.

Notary Public
My Commission Expires: 06-07-25

SolomonParks File No. 21-000369-524

