Karen Johnson Davidson County
Batch# 793812 DEEDWARR
01/21/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20220121-0008056

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $502,000.00.

Affiant

Subscribed and sworn before me this the 13th day of January, 2022.

Notary Public
My commission expires: July 9, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Shultz	LoanDepot.com, LLC	081-02-4G 001.00
1729 A Pecan St.	26642 Towne Centre Drive	
Nashville, TN 37028	Foothill Ranch, CA 92610	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE MURPHY F/K/A STEPHANIE CLARA GONZALEZ AND TREVOR KILLIAN MURPHY, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RYAN SHULTZ AND MARY KATHERINE CELLA, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of 1729 Pecan Street Residences, a Horizontal Property Regime, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20180406-0032631, Register's Office for said County, and being shown on plan attached thereto as Exhibit C, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Clara Gonzalez and Trevor Killian Murphy, by deed dated 06/20/2019, from Amena Zebari, of record in Instrument No. 20190625-0061179, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1729 A Pecan St., Nashville, TN 37028.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of January, 2022.

Stephanie Murphy fka Stephanie Clara Gonzalez

Stephanie Murphy fka Stephanie Clara Gonzalez

Trevor Killian Murphy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephanie Murphy f/k/a Stephanie Clara Gonzalez and Trevor Killian Murphy,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-13-22.

Affiant Signature

1-13-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 13 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY