Karen Johnson Davidson County
Batch# 797937 DEEDWARR
02/01/2022 08:32:04 AM 3 pgs
Fees: $18.00 Taxes: $702.98
20220201-0011255

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $189,995.00 Affiant Subscribed and sworn to before me This 13 day of December, 2021. Notary Public My Commission Expires: 11/03/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Myles H. Murphy **Carrie L. Murphy** 5808 Woodland Hills Nashville, TN 37211	New Owner	172 02 0A 005.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of One Hundred, eighty-nine Thousand, nine Hundred and ninety-five Dollars ($189,995.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Boulders Subdivision, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Myles H. Murphy and Carrie L. Murphy, husband and wife** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, Being Lot Number 5 on the Myrtlewood Estates, Section 8, a Planned Unit Development formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register's Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to The Boulders Subdivision, LLC, a Tennessee limited liability company from Deborah Flynn by Warranty Deed of record in Instrument Number 20220104-0000914 **, Register's Office for Davidson County, Tennessee, dated December 10, 2021.**

This is unimproved property known as 5808 Woodland Hills Drive, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Easement as of record in Book 6489, page 537, Book 7950, page 224, Book 7950, page 227, Instrument No. 199912220306125, Instrument No. 1999122220306126, Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946, said Register's Office.
2. Covenants as of record in Instrument No. 20180820-0093374 and Instrument No. 20190701-0063431, said Register's Office.
3. Deed of Conveyance in Book 5691, page 548, said Register's Office.
4. Subject to all matters as disclosed on plat book in Instrument No. 20170918-0095179, said Register's Office.
5. Taxes for 2022 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of December, 2021.

GRANTOR:

The Boulders Subdivision, LLC,
a Tennessee limited liability company

By: Steven Willis, Managing Member

STATE OF Florida }
COUNTY OF Sarasota }

Before me, the undersigned of the state and county mentioned, personally appeared, **Steven Willis, managing member of The Boulders Subdivision, LLC, a Tennessee limited liability company,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **managing member** of **The Boulders Subdivision, LLC, a Tennessee limited liability company**, and as such **managing member** acknowledged the he is authorized to execute the foregoing instrument on behalf **of The Boulders Subdivision, LLC, a Tennessee limited liability company** the within named bargainor, **a limited liability company**, and that he as such **managing member**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the limited liability company by himself as managing member**.

Witness my hand and official seal this 9th day of **December**, 2021.

Notary Public

My Commission Expires: May 31, 2025

MIRANDA R. SISK
Notary Public, State of Florida
Commission# HH 136070
My comm. expires May 31, 2025