THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220139369**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2022. Notary Public My Commission Expires: 5/2/2022

TIFFANY WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 818049 DEEDWARR
03/09/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220309-0026869

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Perez and Ashleigh Ames 1009 Maynor Street Nashville TN 37216	Same as owner	Tax Parcel ID No. 072-06-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Murphy, married and Cara Murphy, unmarried, joint tenants with rights of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alexander Perez and Ashleigh Ames, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Maynor Place of record in Plat Book 843, Page 24, 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 Paul Murphy, an unmarried man, and Cara Murphy, an unmarried woman, joint Tenants with Rights of Survivorship by Warranty deed from Timothy P. Watkins and Krystal Tsosie, husband and wife of record in Instrument No. 20180726-0073100 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 26, 2018.

The execution of this instrument is affected by the signature of Cara Murphy as Attorney-in-Fact for Paul Murphy, which Power of Attorney is recorded in Instrument Number ___202203090026868_____, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1536, Page 73, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Water Main Easement of record in Book 2196, Page 282, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1009 Maynor Street Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of February, 2022.

Paul Murphy by Cara Murphy, as attorney-in-fact

Paul Murphy by Cara Murphy
as Attorney-in-fact

Cara Murphy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cara Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Paul Murphy and that she is authorized by Paul Murphy, to execute this instrument on his behalf.

WITNESS my hand, at office, this 28th day of February 2022..

Notary Public

My Commission Expires: 3/13/2022

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cara Murphy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2022.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 true and exact copy of the original document executed and authenticated according to law on February 28, 2022.

Signature
Date: February 28, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 28th day of February, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD