WARRANTY DEED

Karen Johnson Davidson County
Batch# 819256 DEEDWARR
03/10/2022 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20220310-0027921

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/26/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madison Palasini	NEW OWNER	07207032500
(NAME)	(NAME)	
1221 Kenmore Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Allison Murphy and Mark Murphy, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Madison Palasini, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 the Westerly 70 feet of the Southerly part of Lot 85 on the Plan of Kenmore Place, Re-Subdivision of Parts of Lot Nos. 84, 85, 86 and 87 on the Plan of Kenmore Place recorded in Instrument No. 20200910-0103209, said Register's Office, described as follows:

Beginning at a point in the common corner between Lots 84 and 85, thence in an Easterly direction along the margin of Kenmore Place 70 feet to an iron pin; thence Northerly 200 feet to an iron pin; thence Westerly 70 feet to an iron pin; thence Southerly 200 feet to the point of beginning.

Being the same property conveyed to Allison Murphy and Mark Murphy, wife and husband by Warranty Deed from Christopher Lee, Married, dated 08/11/2021 and recorded 08/19/2021, of record in Instrument 202108190112331, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1221 Kenmore Place, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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.

Effective the 28th day of February, 2022.

Allison Murphy

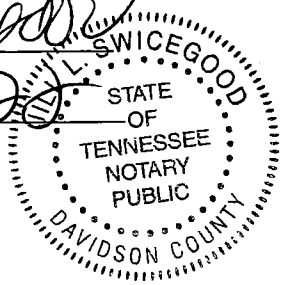
Mark Murphy

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison Murphy and Mark Murphy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2022.

Notary Public:
My Commission Expires: 7/9/2025



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 3/28/22 (date of document).

Affiant Signature

3/2/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1-31-2026

NOTARY'S SEAL

