(2)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 829451 **DEEDWARR**
03/28/2022 10:52:03 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20220328-0035332

File No. BC-22-2243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

M. Allyn Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cara Allen Murphy and Paul J. Murphy	New Owner	
(NAME)	(NAME)	007-00-0-141.00
1861 Fox Chase Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Charles Preston Hunley and Dorris Elane Hunley, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cara Allen Murphy, an unmarried woman and Paul J. Murphy, a married man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Lot No 17 on the Plan of Fox Chase Meadows of record in Book 5200 Page 194 R.O.D.C. TN.

Said Lot No 17 fronts 170 feet on the westerly side of Fox Chase Drive and runs back between lines, 658.31 feet on the northerly line and 662.85 feet on the southerly line to a line at the rear on which it measures 170.06 feet thereon.

Being the same property conveyed to Charles Preston Hunley and Dorris Elane Jarrett by Warranty deed from B. B. Doubleday Jr. of record in Book 6837, page 411, Register's Office for Davidson County, Tennessee, dated April 16, 1986 and recorded on April 24, 1986.

Dorris Elane Hunley is formerly known of record as Dorris Elane Jarrett.

This is property more commonly known as 1861 Fox Chase Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand this 25th day of March, 2022.

Charles Preston Hunley

Dorris Elane Hunley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2022, before me personally appeared Charles Preston Hunley and Dorris Elane Hunley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON