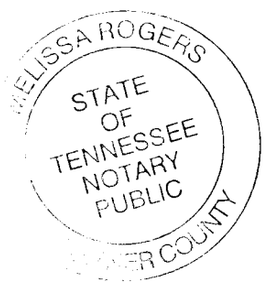
Karen Johnson Davidson County
Batch# 832155 DEEDWARR
03/31/2022 09:44:35 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20220331-0037297

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $345,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 29th day of March, 2022.<br><br>Notary Public<br><br>My commission expires: 3/25/25 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kathryn Murphy<br>Shaun Lyons | New Owner(s) | 084-11-0-021.00 |
| | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **NASHVILLE BIZA HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN MURPHY, A SINGLE WOMAN, AND SHAUN LYONS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 88 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's office for said County. Said Lot No. 88 fronts 75 feet on the westerly side of Dennywood Drive and runs back 120 feet on the North line and 178 feet on the South line to a dead line in the rear, measuring 106 feet thereon.

Being the same property conveyed to Margaret Faye Barron, unmarried by Warranty deed from Charles D. Baker and wife, Virginia Baker of record in Book 4310, page 118, Register's Office for Davidson County, Tennessee, dated February 11, 1969 and recorded on February 13, 1969.

Being the same property conveyed to Frank M. Newman by Quit Claim Deed from Margaret Faye Barron and husband, Carlos E. Edwards and within the same deed the said Frank M. Newman now conveys to Carlos E. Edwards and wife, Margaret Faye Barron of record in Book 5782, page 627, Register's Office for Davidson County, Tennessee, dated August 14, 1981 and recorded on August 14, 1981.

Being the same property conveyed to Margaret F. Edwards, single by Quitclaim deed from Margaret F. Edwards, single who incorrectly took title as Margaret B. Edwards, surviving tenant by the entirety of Carlos E. Edwards of record in Instrument No. 20210416-0050805 Register's Office for Davidson County, Tennessee, dated April 02, 2021 and recorded on April 16, 2021.

Being the same property conveyed to Nashville Biza Holding, LLC, a Tennessee Limited Liability Company by Warranty deed from Margaret F. Edwards, single, elk/a Margaret Faye Barron Edwards by and through her Attorney in Fact, William Ralph Barron, Jr of record in Instrument No. 20211222-0169379 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 22, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 418 Dennywood Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of March, 2022.

**Nashville Biza Holding, LLC, a Tennessee Limited Liability Company**

By: _____

Barbara Weiss, Authorized Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Nashville Biza Holding, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2022.

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

_____

Notary Public

My Commission Expires: _____