Karen Johnson Davidson County
Batch# 844194 DEEDWARR
04/22/2022 11:27:07 AM 2 pgs
Fees: $13.00 Taxes: $3,348.50
20220422-0046764

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $905,000.00.

Amanda Birner
Affiant

Sworn to and subscribed before me this 21 day of April, 2022.

Notary Public
My Commission Expires: 10/26/24

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Ronald Miller and Erika Flynn and The Almeida Trust dated August 12, 2017	927A Bradford Avenue	Owner	
927A Bradford Avenue			**105-13-4B-001.00-CO**
Nashville, TN 37204	Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Cristina J. Murphy and John P. Murphy, wife and husband,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Ronald Miller, Jr. and Erika Flynn, individual and as Trustees of The Almeida Trust dated August 12, 2017,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 927A on the Plan of Bradford Avenue Homes of record in Declaration of Covenants, Conditions and Restrictions for Bradford Avenue Homes in Instrument No. 20150220-0014892, as amended in Instrument No. 20150928-0098257, in the Register's Office for Davidson County, Tennessee, said Plan appearing on Exhibit C of said Amendment, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cristina J. Murphy and John P. Murphy, wife and husband by Warranty deed from Laura Caitlin Guinn of record in Instrument No. 20170907-0092210 Register's Office for Davidson County, Tennessee, dated September 06, 2017 and recorded on September 07, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

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 421, Page 90, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150220-0014892, as amended in Instrument No. 20150928-0098257, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
HOA Charter of record in Instrument Number 20150220-0014891, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21 day of April, 2022.

Cristina J. Murphy

John P. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Cristina J. Murphy and John P. Murphy, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this ~~the~~ 21 day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires