Karen Johnson Davidson County
Batch# 848821 DEEDWARR
04/29/2022 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220429-0050338

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $480,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2022. Notary Public My commission expires: 11/15/2024

GERRI ELLEN ADAMS NOTARY STATE OF TENNESSEE SHELBY COUNTY

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: Colleen A. Murphy	Map/Parcel Numbers:
Colleen A. Murphy and Michael J. Murphy	New Owner(s)	173-09-0A-820.00-CO
2651 Avery Park Drive	2651 Avery Park Dr.	
Nashville, TN 37211	Nashville, TN 37211	

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, **ANDREW DUY DAO AND SOPHIA DAO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLLEEN A. MURPHY AND MICHAEL J. MURPHY, WIFE AND HUSBAND**, 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. 622 on the Plan of Second Revision to Lots 618 through 624 and 777, Phase Eight, Lenox Village of record in Plat at Instrument No. 20080508-0047738, 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 Andrew Duy Dao and Sophia Dao, husband and wife by Warranty deed from Herman Vandenberg and Rebecca Vandenberg, husband and wife of record in Instrument No. 20180703-0064446 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 3, 2018.

Being the same property conveyed to Andrew Duy Dao, a married man as his sole and separate property by Quitclaim deed from Andrew Duy Dao and Sophia Dao, husband and wife of record in Instrument No. 20200811-0089124 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on August 11, 2020.

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 2651 Avery Park Drive, Nashville, TN 37211, 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 22nd day of April, 2022.

Andrew Duy Dao by Michael Gigante, his Attorney In Fact

Andrew Duy Dao
by Michael Gigante, his Attorney-In-Fact

Sophia Dao by Michael Gigante her Attorney In Fact

Sophia Dao
by Michael Gigante, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Gigante, as Attorney-In-Fact for Andrew Duy Dao and Sophia Dao, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

I, John B. Westomoreland, III do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John B. Westmoreland, III

DOCUMENT EXECUTED ON THIS 22ND DAY OF April, 2022

State of Tennessee

County of Shelby

Personally, appeared before me, Wendy Stikkelman, a notary public for this county and state Gerri Ellen Adams, who acknowledges that this certification of an electric document is true and correct, and whose signature I have witnessed this 25th day of April 2022

Gerri Ellen Adams

GERRI ELLEN ADAMS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES: November 18, 2024

Notary's Seal