Karen Johnson Davidson County
Batch# 850252 DEEDWARR
05/04/2022 10:30:27 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220504-0051578

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220440535**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me, this 2nd day of May, 2022. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address New Owner: Linn Murdoch and Cynthia Murdoch 1501 Jewell Street Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-13-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brianna Woodliff f/k/a Brianna L. Smith and John Woodliff, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Linn Murdoch and Cynthia Murdoch, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Jewell Street at the corner of Lots 22 and 23; thence with the line between said lots, easterly 158 feet to the westerly right of way of the L & N Railroad, thence with said right of way, Southerly 44 feet to the northerly margin of Blue Ridge Avenue; thence with the margin of the same, westerly 138.5 feet to the beginning of a curve; thence around said curve, northwesterly 38.33 feet to the point in the easterly margin of Jewell Street; thence with the margin of the same, northerly 59.2 feet to the point of beginning.

Including but Excluding that portion of the above described property conveyed by Deed of record in Book 4101, Page 986, as corrected in Book 4122, Page 255, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brianna L. Smith, unmarried woman and John C. Woodliff, unmarried man, as joint tenants with right of survivorship by Quitclaim deed from Brianna L. Smith, unmarried woman of record in Instrument No. 20190805-0076965 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on August 05, 2019.

The execution of this instrument is affected by the signature of John Woodliff as Attorney-in-Fact for Brianna Woodliff, which Power of Attorney is recorded in Instrument Number 20220504-0051577 said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Easement of record in Book 4101, Page 986, corrected in Book 4122, Page 255, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1501 Jewell Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2022.

By _____ as Attorney-in-fact

Brianna Woodliff by John Woodliff as Attorney-in-Fact

_____

John Woodliff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Woodliff, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2022.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22. 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Woodliff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brianna Woodliff and that he is authorized by Brianna Woodliff to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of May, 2022.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22. 2025