39B

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7848-2022

Karen Johnson Davidson County
Batch# 859674 DEEDWARR
05/20/2022 11:32:10 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220520-0058863

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of MAY 2022

Katherene Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey M. and Cory L. Gens 7509 River Fork Dr. Nashville, TN 37221	~~Same address as new owner~~ CapStar 2002 Richard Jones Rd #310A Nashville, TN 37215	155-03-0B-035-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND 00/100 Dollars ($600,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEFFERY L. MURPHY AND STEPHANE MURPHY, TRUSTEES OF THE REVOCABLE TRUST OF JEFFERY MURPHY & STEPHANE MURPHY DATED MARCH 20, 2018**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **COREY M. GENS AND CORY LOMBARDO GENS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of River Park Estates, a Planned Unit Development, of record in Book 6250, pages 658 and 659, amended in Book 6830, page 806, and a Surveyor's Certificate of Correction in Book 6785, Page 427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffery Murphy and Stephane Murphy, Trustee under the Revocable Trust Agreement of Jeffery Murphy and Stephane Murphy, dated March 20, 2018 from Jeffery Lee Murphy (a married man), by Quitclaim Deed dated 04/24/2018 and recorded 05/07/2018 in Instrument No. 20180507-0043142, Register's Office of said County.

Being the same property conveyed to Jeffery Lee Murphy from Margo L. Lamb, A/K/A Margo Lynette Lamb, pursuant to a Final Decree of Divorce of record in Docket No. 08D-2241, fourth circuit court for Davidson County, Tennessee, by Quitclaim Deed dated 10/17/2008 and recorded 12/09/2008 in Instrument No. 20081209-0118740 and corrected by Affidavit of Scrivener's Error in Instrument No. 20120402-0027473, Register's Office of said County.

Being the same property conveyed to Jeffery L. Murphy and Margo L. Lamb, husband and wife from Michael E. Love and Kimberly Shea Love, husband and wife, by Warranty Deed dated 02/28/2005 and

recorded 03/03/2005 in Instrument No. 20050303-0023382, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___✓___ improved property, known as: 7509 River Fork Drive, Nashville, TN 37221

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this ~~19th~~ 17th day of May, 2022

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

GRANTOR(S)

The Revocable Trust Of Jeffery Murphy & Stephane Murphy dated March 20, 2018

By: _____ Trustee
Jeffery L. Murphy, Trustee

By: _____ Trustee
Stephane Murphy, Trustee

STATE OF TENNESSEE
COUNTY OF BENTON

Personally appeared before me, a Notary Public, Jeffery L. Murphy and Stephane Murphy, Trustees of The Revocable Trust Of Jeffery Murphy & Stephane Murphy dated March 20, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of May, 2022.

_____
Notary Public

Denise Delozier
Printed Notary Name

My commission expires: July 26, 2025