Karen Johnson Davidson County
Batch# 865558 DEEDWARR
06/01/2022 10:44:21 AM 2 pgs
Fees: $13.00 Taxes: $4,902.50
20220601-0063118

WARRANTY DEED

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. BC-22-2568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Madelyn Gann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhoda Jaffin Murphy	NEW OWNER	
(NAME)	(NAME)	
1606 Russell Street		083-14-0-102.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Justin Eagle and Samantha Eagle, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhoda Jaffin Murphy, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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. 48 on the Plan of Lindley's Subdivision of the Chadwell Tract of record in Plat Book 2, Page 24, in the Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 48 fronts 50.0 feet on the Southerly side of Russell Street and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Justin Eagle and Samantha Eagle, husband and wife by Warranty deed from Gann Building Group, Inc, a Tennessee Corporation of record in Instrument No. 20170630-0066177 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on June 30, 2017.

This is property more commonly known as 1606 Russell Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 20th day of May, 2022.

Justin Eagle

Samantha Eagle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2022, before me personally appeared Justin Eagle and Samantha Eagle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2022.

Notary Signature
My commission expires:

