Karen Johnson Davidson County
Batch# 865640 DEEDWARR
06/01/2022 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220601-0063259

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/16/23
(AFFIX SEAL)

E. KIRKHAM GUPTON III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC, 121 1st Ave S, Franklin, TN 37064

File No.: 202204-0068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Greenleaf Real Estate Development	Greenleaf Real Estate Dev.	147-10-0-117.00
(NAME) 104 East Park Dr. Bldg 300	(NAME) 104 E. Park Dr. Bldg 300	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty-Five Thousand And No/100 Dollars ($455,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRADEN THOMAS MAPHET AND EMMY MAPHET, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREENLEAF REAL ESTATE DEVELOPMENT, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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(s) 209, as shown on the map entitled Whispering Hills, Section II-A, of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRADEN THOMAS MAPHET, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, by deed from NATHAN A. PRICE AND AMANDA L. PRICE, HUSBAND AND WIFE, of record in Instrument No. 20200109-0003206, dated January 9, 2020, said Register's Office.

Matters shown on the Pan of record in Plat Book 2331, Page 132, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 620 Watsonwood Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 our hands this 20th day of May, 2022.

Braden Thomas Maphet

Emmy Maphet

STATE OF TENNESSEE

COUNTY OF Williamson

On this 20th day of May, 20 22, before me personally appeared Braden Thomas Maphet and Emmy Maphet, 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 (or person's) free act and deed.

Notary Public

Printed Name: E. Kirkham Gore III

My Commission Expires: 4/10/23

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/20/22.

Affiant Signature

5/20/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of May, 2022

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25