Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2130

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 866255 DEEDWARR
06/02/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220602-0063619

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Murphy and Brittany Murphy 5803 Mackie Place Nashville, TN 37209	Ameris Bank 1045 South Milledge Avenue Suite 100 Athens, GA 30605	091-10-0-406.00

WARRANTY DEED

FOR AND IN 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,

Travis D. Thompson and Yessika Vanessa Porras Vargas, as joint tenants

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Murphy and Brittany Murphy, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 88 and the Westerly 16 feet of Lot 89 on the Plan of Subdivision of Lots 39 and 40 in the Division of B.F. Cockrill Farm of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 88 and the Westerly part of Lot 89 front together 66 feet on the Northerly side of Mackie Avenue and extends back 150 feet to an alley.

Being the same property conveyed to Brian Chester by Warranty Deed from Nicholas Antony Govrik of record in Instrument No. 20190828-0086973 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on August 28, 2019.

Being the same property conveyed to Daniel Patrick Rafferty, unmarried man, by Warranty Deed from Brian Chester of record in Instrument No. 20210115-0007350 Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded on January 15, 2021.

Being the same property conveyed to Travis D. Thompson and Yessika Venessa Porras Vargas, as joint tenants, by Warranty Deed from Daniel Patrick Rafferty, unmarried man, of record in Instrument No. 202109170125289 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5803 Mackie Place, Nashville, TN 37209

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 so 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.

Dated this the 25th day of May, 2022.

Travis D. Thompson

Yessika Vanessa Porras Vargas

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this 25th day of May, 2022, before me personally appeared Travis D. Thompson and Yessika Vanessa Porras Vargas, 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 25th day of May, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5-25-22.

Affiant Signature

5-27-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-27-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON