Karen Johnson Davidson County
Batch# 868447 DEEDWARR
06/07/2022 01:30:13 PM 3 pgs
Fees: $18.00 Taxes: $3,524.25
20220607-0065211

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $952,500.00 William Bryan Affiant Subscribed and sworn to before me This 31st day of May 2022. Sarah E Jones Notary Public My Commission Expires: 11/03/25

SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Margaret Reilly **Joseph Reilly** 4026 Murphy Road A Nashville, TN 37209	New Owner	103 08 0K 001.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David R. Henley, Jr.,** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Margaret Reilly and Joseph Reilly,** ~~husband and~~ wife , (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Garrett

and husband

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of the Murphy Road Cottages, a horizontal property regime established by Declaration, of record in Instrument No. 20120803-0069229, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-VRES-22-4026

aforementioned Declaration, and being located upon Lot No. 12 on the Plan of Subdivision of Lots 9 through 14 on the Map of West End Annex of record in Book 547, Page 89, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. Henley, Jr., by Quitclaim Deed from Betty G. Henley, dated May 19th, 2017, of record in Instrument 20170522-0050577, Register's Office for Davidson County, Tennessee.

This is improved property known as 4026 Murphy Road, Unit A, Nashville, Tennessee 37209.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 103 08 0K 001.00
2. Covenants as of record in Instrument No. 20120803-0069229, said Register's Office.
3. Subject to all matters as disclosed on plat Book 547, Page 89, and Instrument No. 20120803-0069229, said Register's Office.
4. Charter of Murphy Road Cottages HOA in Instrument No. 20120803-0069229, said Register's Office.

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31 day of May 2022.

GRANTOR:

David R. Henley, Jr.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 31st day of May, in the year 2022, before me the undersigned, personally appeared David R. Henley, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 31st day of May 2022.

Sarah E Jones
Notary Public

My Commission Expires: 11/03/25

