Karen Johnson Davidson County
Batch# 874001 DEEDWARR
06/21/2022 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20220621-0070117

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
David Murphy 555 N Dupont #100, Madison, TN 37115	New Owner David Murphy 5980 Monroe Xing Antioch, TN 37013	Tax Parcel ID No. 043-10-0B-100.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TANGELA LAUDERDALE, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAVID MURPHY, unmarried** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, described as follows to wit; Condominium Unit E-100 of Phase II on the Plat of Madison Park Condominiums, a plat which is of record in Book 5200, page 179, Register's office for Davidson County, Tennessee. Being all or part of the same property described in the County Register's Deed book 5200, Page 179.

Being the same property conveyed to Anthony E, Lauderdale by Special Warranty deed from US Bank National Association, as Trustee for the Structured Asset Securities Corporation of record in Instrument No. 20110517-0037555 Register's Office for Davidson County, Tennessee, dated May 16, 2011 and recorded on May 17, 2011. (Value of consideration shown in aforementioned deed $32,500.00.)

Being the same property conveyed to Tangela Lauderdale, a married person by Quit Claim deed from Anthony E, Lauderdale, married person of record in Instrument No. 202002210019280 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 21, 2020. (Value of consideration shown in aforementioned deed $1.00.)

This is improved property commonly known as: **555 N Dupont #100, Madison, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current

taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of May, 2022.

TANGELA LAUDERDALE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TANGELA LAUDERDALE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of May, 2022.

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires:
03/03/2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/31/2022 (date of document).

Affiant Signature

5/31/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

