WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 877647 DEEDWARR
06/24/2022 11:57:42 AM 2 pgs
Fees: $13.00 Taxes: $6,253.00
20220624-0072489

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-061114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Joseph Hubbard and Emily Hubbard	New Owner	
(NAME) 536 Brentview Hills Drive	(NAME)	160-04-0-133.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION SIX HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($1,690,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JONATHAN MURRELL, TRUSTEE OF THE JONATHAN MURRELL IRREVOCABLE TRUST DATED OCTOBER 4, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES **JOSEPH HUBBARD AND EMILY HUBBARD***, 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:

*husband and wife

Land in Davidson County, Tennessee being Lot No. 22 Section 5 on the Plan of Brentview Hills, as of record in Book 3842, Page 260, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to Billy I. Crutchfield, Jr. and wife Brittany Leah Crutchfield by Warranty Deed from Anna Anderson, Brenda Taylor, Dave Johnson, as Trustee for Conner Johnson, C. Anthony Edwards, Trustee, as devisees under the Last Will and Testatment of Dartha Eason Estate, dated 11/29/2016 and recorded 11/30/2016, of record in Instrument 20161130-0125595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Murrell, Trustee of the Jonathan Murrell Irrevocable Trust dated October 4, 2017 by Warranty Deed from Billy I. Crutchfield, Jr. and Brittany Leah Crutchfield, husband and wife, dated 12/29/2017 and record 01/03/2018, of record in Instrument 20180103-0000905, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 536 Brentview Hills Drive, Nashville, TN 37220
(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 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(s) this the 22nd day of June, 2022

Jonathan Murrell, Trustee of The Jonathan Murrell Irrevocable Trust dated October 4, 2017

BY: _____
Jonathan Murrell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of June, 2022, before me personally appeared Jonathan Murrell, Trustee of the The Jonathan Murrell Irrevocable Trust dated October 4, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 22nd day of June, 2022.

_____
Notary Public

My Commission Expires: 4/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY