Karen Johnson Davidson County
Batch# 885385 DEEDWARR
07/07/2022 11:21:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220707-0078421

THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F)

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
JOHN DAWSON MURRAY 3822 Baxter Avenue Nashville, Tennessee 37216	Same	061 15 0 307.00

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JOHN DAWSON MURRAY** (A/K/A JOHN D. MURRAY, JR.) hereinafter referred to as Grantor has bargained and sold, and by these presents does transfer and convey unto **JOHN DAWSON MURRAY, trustee of the JOHN DAWSON MURRAY REVOCABLE LIVING TRUST DATED** 6-23-2022 (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantee), his successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING all that real property known, designated, and described as Lot No. 31 on the plan of the subdivision of Maplewood Home Tract, of record in Book 421, Page 174, Davidson County Registry, which description is hereby referenced.

For back title, see Book 9255, Page 490, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she 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 noted above.

And, Grantor further covenants and binds Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 23 day of June, 2022

John Dawson Murray Jr.

JOHN DAWSON MURRAY (A/K/A JOHN D. MURRAY, JR.)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **JOHN DAWSON MURRAY (A/K/A JOHN D. MURRAY, JR.)**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of June, 2022.

BARRY SIMPSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Barry Simpson
Notary Public

My Commission Expires: .

My commission expires 02-25-2023