Karen Johnson Davidson County
Batch# 886032 DEEDWARR
07/08/2022 11:11:43 AM 2 pgs
Fees: $13.00 Taxes: $1,531.80
20220708-0078855

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT220600172

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $414,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2022.

Notary Public

My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lauren D. Ivey	SAME	128-12-0C-051.00
1119 Woodbury Falls Ct		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Haley L. Hershey, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto
Lauren D. Ivey, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1119 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument Number 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Heather Mufarreh and Karen Mufarreh by Warranty deed from Waleed Alharbi, married, and Haitham Yahya Wafaullah, unmarried of record in Instrument No. 20180824-0083980 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 24, 2018.

Being the same property conveyed to Karen Michelle Mufarreh, Trustee of the Karen Mufarreh Laving Trust, established by the Revocable Trust Agreement of Karen Michelle Mufarreh dated September 10, 2020 by Quitclaim deed from Karen Michelle Mufarreh of record in Instrument No. 20201216-0148798 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 16, 2020.

Being the same property conveyed to Haley L. Hershey, an unmarried woman by Warranty deed from Karen Michelle Mufarreh, Trustee of the Karen Michelle Mufarreh Living Trust, established by the Revocable Trust Agreement of Karen Michelle Mufarreh dated September 10, 2020 as to 1/2 undivided interest in the subject property, and Heather Mufarreh as to a 1/2 undivided interest in the subject property, tenants in common of record in Instrument No. 20210505-0060572 Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 05, 2021.

This is improved property known as **1119 Woodbury Falls Ct, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of July, 2022.

Haley L. Hershey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Haley L. Hershey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of July, 2022.

Notary Public
My Commission Expires: 4-17-23

SolomonParks File No. 22-000874-526

