Karen Johnson Davidson County
Batch# 886491 DEEDWARR
07/08/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220708-0079015

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2022.

Notary Public

My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Troy McMurray	Same as new owner	098-05-0A-115.00-CO
4000 Hallborough Way		
Hermitage, TN 37076		

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,

Trey Hester and Kiley Hester, Husband and Wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Troy McMurray, a single man

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

Being Lot No. 124 on the Plan of Section Four, Hampton Hall, RS15 Residential P.U.D. of record in Plat Book 11700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trey Hester and Kiley Hester, husband and wife by Warranty deed from Revision Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20170802-0078460 Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on August 02, 2017.

This is improved property known as **4000 Hallborough Way, Hermitage, TN 37076.**

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 ~~1st~~ 29th day of ~~July~~ June, 2022.

Trey Hester

Kiley Hester

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, Trey Hester and Kiley Hester, 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 ~~1st~~ 29th day of ~~July~~ June, 2022.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

SolomonParks File No. 22-000869-526

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **June 29, 2022**.

Affiant Signature

July 8, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of **July**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

