WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

NEW OWNER:
BRIAN T. MURPHY
2344 GRANNY WRIGHT LANE
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-1098

SEND TAX BILLS TO:
~~NEW OWNER~~
CapStar Bank
2200 Richard Jones Rd
Nashville TN 37215

Map & Parcel
124000045.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 891425 DEEDWARR
07/20/2022 09:24:07 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220720-0083004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Fifty Thousand and 00/100 Dollars ($550,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **POPPY STEELE, TRUSTEE OF THE LINDA AND GARY O'GUIN ASSET PROTECTION TRUST DATED MARCH 27, 2019,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BRIAN T. MURPHY,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **2nd** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 2nd Civil District of Davidson County, Tennessee and being known and designated as all of Lot No. 58 on the Plan of Bridle Path Subdivision, Section One, as shown on the plat of the same of record in Plat Book 5200, Pages 228 and 229, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Poppy Steele, Trustee of the Linda and Gary O'Guin Asset Protection Trust dated March 27, 2019 by Quitclaim Deed from Gary G. O'Guin and wife, Linda F. O'Guin, dated April 1, 2019, and of record in Instrument No. 20190403-0030111, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Gary G. O'Guin and wife, Linda F. O'Guin by Deed from Michael T. Wilson and wife, Peggy Wilson, dated January 30, 1981, and of record in Book 5711, Page 677, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2344 GRANNY WRIGHT LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Pages 228 and 229 and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 13th day of July, 2022.

THE LINDA AND GARY O'GUIN ASSET PROTECTION TRUST DATED MARCH 27, 2019

Poppy Steele, Trustee

BY: POPPY STEELE, TRUSTEE

STATE OF TENNESSEE

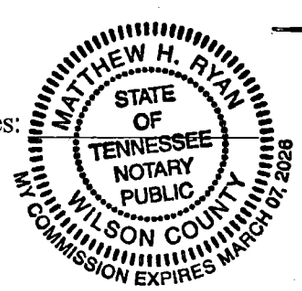
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **POPPY STEELE, TRUSTEE OF THE LINDA AND GARY O'GUIN ASSET PROTECTION TRUST DATED MARCH 27, 2019**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2022.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Sworn to and subscribed to before me this 13th day of July, 2022.

NOTARY PUBLIC

My commission expires: 9.2.24

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY