Karen Johnson Davidson County
Batch# 892456 DEEDWARR
07/22/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20220722-0084073

WARRANTY DEED

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ZEITLIN/MARTIN-H21361

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00..

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 DAY OF July, 2022.

(Affix Seal) Notary Public

My Commission Expires: 10/2/22

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Martin Construction Company	NEW OWNERS	081.08-0-253.00
1803 5th Avenue North	404 Taylor Street	
Nashville, TN 37205	Nashville TN 37208	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KRISTIAN B. MURPHY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARTIN CONSTRUCTION COMPANY, A TENNESSEE CORPORATION hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being all of Lot No. 462 and part of Lot 464 on the Map of the North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register' Office for Davidson County, Tennessee.

Beginning at the northwest intersection of Buchanan Street, formerly Carroll Street, and Fifth Avenue North, formerly Summer Street, being the southeast corner of this lot, thence southwesterly along the northerly margin of Buchanan Street, 176.75 feet, more or less; thence northerly 56 feet of said Street and the first alley west of Fifth Avenue North, thence northeasterly 166 feet to a point in the westerly margin of Fifth Avenue North; thence southerly 105 feet to the point of beginning.

Being the same property conveyed to Kristian B. Murphy by deed from Carolyn W. Cornwell by Deed of recorded 08/24/2006 in Inst # 20060824-0104331, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1803 5th Avenue North, Nashville, Tennessee 37205 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 18 day of July, 2022 :

Kristian B. Murphy

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named KRISTIAN B. MURPHY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County TN, this _____ day of July, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 7/18/22.

George E. Mudter, Jr.
Dated 7/18/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 7/18/22

My commission expires 10/2/2023

