Karen Johnson Davidson County
Batch# 893914 DEEDWARR
07/26/2022 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220726-0085327

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3136

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of July, 2022

Notary Public

Commission Expires: 10/23/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Corey Carter and Stefanie Carter 2067 Graceland Drive Goodlettsville, TN 37072	NEW OWNERS 2067 GRACELAND DR. GOODLETTSVILLE TN 37072	012-03-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John Pelham McMurry, Jr and wife, Sylina M. McMurry,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stefanie Carter and Corey Carter, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section 5, Grizzard Manor of record in Plat Book 4675, Page (s) 163 and 164, as amended in Book 4883, Page 280, 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 John Pelham McMurry, Jr and wife, Sylina M. McMurry by Warranty deed from Florin Dumitrescu and wife, Gina Gradinaru Dumitrescu of record in Instrument No. 20110711-0052846 Register's Office for Davidson County, Tennessee, dated July 07, 2011 and recorded on July 11, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2067 Graceland Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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.

Dated this the 18th day of July, 2022.

John Pelham McMurry, Jr

Sylina M. McMurry

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this 18th day of July, 2022, before me personally appeared John Pelham McMurry, Jr and Sylina M McMurry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 July 18, 2022.

Date

Affiant Signature

7/26/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON