Karen Johnson Davidson County
Batch# 897052 DEEDWARR
08/01/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20220801-0087417

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-3460

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00

Kayla Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of July, 2022

Katelyn Wilkerson
Notary Public

Commission Expires: 10-23-2023

KATELYN WILKERSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Charles Walter and Maria Anne Brewer 701 Hite Street Nashville, TN 37209	DAS Acquisition Company, LLC 12140 Woodcrest Executive Drive Suite 150 St. Louis, MO 63141	091-10-0-067.00

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,

Patrick Murphy, unmarried

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

Mark Charles Walter, an unmarried man and Maria Anne Brewer, an unmarried woman

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. 88 on the Plan of Section One, Urbandale of record in Plat Book 1835, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 57 feet on the West side of Hite Street, and runs back 127 feet on the North line and 95 feet on the South line to a dead line in the rear on which it measures 64.9 feet.

Being the same property conveyed to Patrick Murphy, unmarried by Warranty deed from Sean Thorton and Thalia Thorton, husband and wife of record in Instrument No. 20180619-0058805 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 19, 2018. (Value of consideration shown in aforementioned deed $254,900.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 701 Hite Street, Nashville, Tennessee 37209.

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: 701 Hite Street, Nashville, TN 37209

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 29th day of July, 2022.

Patrick Murphy

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29th day of July, 2022, before me personally appeared Patrick Murphy, 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 29th day of July, 2022.

Notary Signature
My commission expires: 10-23-2023

KATELYN WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

Certificate of Authenticity

I, Joshua A. Terry, 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 7/29/22.

Affiant Signature

8/1/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON