Karen Johnson Davidson County
Batch# 900414 DEEDWARR
08/08/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220808-0089996

WARRANTY DEED

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2022.

Kayla Ann Carter
Notary Public

MY COMMISSION EXPIRES: 3-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cynthia K. Duncanson and Peter L. Duncanson	New owner	091-07-1D-001.00 CO
(NAME)	(NAME)	
5302 Pennsylvania Avenue, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty-Five Thousand And No/100 Dollars ($725,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICK MURPHY AND ABIGAIL MURPHY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA K. DUNCANSON AND PETER L. DUNCANSON, 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 Unit No. A on the plan of 5302 Pennsylvania Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 5302 Pennsylvania Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in

Instrument No. 20161212-0129755, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PATRICK MURPHY, AN UNMARRIED MAN AND ABIGAIL WIGGINS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from BRITTNEY T. GRIFFITH AND PATRICK J. GRIFFITH, WIFE AND HUSBAND, of record in Instrument No. 20180507-0043621, dated May 4, 2018, said Register's Office. Being further conveyed to PATRICK MURPHY AND ABIGAIL MURPHY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed from PATRICK MURPHY AND ABIGAIL MURPHY, F/K/A ABIGAIL WIGGINS, HUSBAND AND WIFE, of record in Instrument No. 20210929-0130839,dated September 17, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5302 Pennsylvania Avenue, Unit A, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 5th day of August 2022.

Patrick Murphy

Abigail Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Patrick Murphy and Abigail Murphy personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 5th of August, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 8/5/22.

Affiant Signature

8/5/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/5/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON