WARRANTY DEED

Karen Johnson Davidson County
Batch# 912635 DEEDWARR
09/06/2022 09:45:19 AM 3 pgs
Fees: $18.00 Taxes: $762.20

20220906-0099661

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL ~~CONSIDE~~RATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $206,000.00.

Affiant

Subscribed and sworn to me on 31st day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
Jeremy H. Cherry
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 36017

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thompson Equity Partners, LLC 7594 George E. Horn Road Nashville, TN 37221	Thompson Equity Partners, LLC 7594 George E. Horn Road Nashville, TN 37221	08012003400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRENDA MURPHY, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **THOMPSON EQUITY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Bordeaux Hills, Section II, as of record in Book 3600, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Samuel Hambrick, Sr. by Warranty Deed of record in Book 11156, Page 532, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel Hambrick, Sr. a Life Estate and Brenda Murphy a remainder in fee simple, by Quitclaim Deed of record in Instrument No. 20181102-0108960, in the Register's Office for Davidson County, Tennessee. Said Samuel Hambrick, Sr. is now deceased, having died on November 8, 2018, extinguishing his life estate.

The conveyance of the above-described parcel of land is subject to the following:

1. **2022 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record in Plat Book 3600, Page 7, Register's Office for Davidson County, Tennessee.**
3. **No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.**
4. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 1481 Snell Boulevard, Nashville, TN 37218.

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, it's successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it's successors 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 hand this 31st day of August, 2022.

BRENDA MURPHY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Brenda Murphy, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 31st day of August, 2022.

Notary Public, State of Tennessee

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025