Karen Johnson Davidson County
Batch# 913016 DEEDWARR
09/07/2022 09:24:14 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220907-0100170

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Luke Pafford, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Breauna Nicole Murphy, sole ownership** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 25B on the plan of Villas at Belle Parke, Phase 1, A Horizontal Property Regime of record in Instrument No. 20020913-0111601, and Master Deed of record in Instrument No. 20020911-0110959, 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 Tyrone D. Laws, Jr. and wife, Suzette Laws, by deed dated 10/30/2006, and recorded 11/01/2006, from Bevan Hock, unmarried, of record in Instrument Number 20061101-0135332, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luke Pafford, unmarried man, by deed dated 10/05/2020, and recorded 10/07/2020, from Tyrone D. Laws, Jr. and wife, Suzette Laws, of record in Instrument Number 20201007-0116282, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1345 Bell Road, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Breauna Murphy
1345 Bell Road
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT
Churchhill Mortgage
1749 Mallory Lane Suite 100
Brentwood, TN 37027

TAX MAP-PARCEL #:
162-12-0B-042.00

WITNESS THE EXECUTION HEREOF this 1st day of September, 2022.

Luke Pafford

State of Tennessee
County of Davidson

On this 1st day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Luke Pafford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Wilson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 310,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of September, 2022.

Notary Public

My Commission Expires: 5-31-26

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY