Karen Johnson Davidson County
Batch# 916802 DEEDWARR
09/14/2022 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220914-0102630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 01/2026

(AFFIX SEAL)

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Murphy and Carleigh Marie Murphy, as Co-Trustees of the Arbor Revocable Living Trust dated August 24, 2022	GreenState Credit Union (NAME)	
222 Chapel Ave (ADDRESS)	PO Box 800 (ADDRESS)	083-06-0-104.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	North Liberty, IA 52317 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shar VanBoskirk, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sean Murphy and Carleigh Marie Murphy, as Co-Trustees of the Arbor Revocable Living Trust dated August 24, 2022, hereinafter called the Grantees, their heirs and assigns, that 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. 58 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, 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 Shar VanBoskirk, unmarried by Warranty deed from Gwenddyn H. Hayes, Executor and Individually and Sandra Lynn Schultz, Individually, as heirs of The Estate of Harry W. Hargrove of record in Instrument No. 20180628-0062812 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 28, 2018.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 222 Chapel Ave, Nashville, TN 37206
(House Number) (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.

Witness my/our hand(s) this 31st day of August, 2022.

WARRANTY DEED
(Continued)

Shar VanBoskirk

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shar VanBoskirk, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/4/2026

(SEAL)

DANIEL E. PISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 August 31, 2022.

Affiant Signature

Date: August 31, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this August 31, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

