Karen Johnson Davidson County
Batch# 938571 DEEDWARR
11/07/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20221107-0119589

WARRANTY DEED

File No. BC-22-3414

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitaker Elledge, Hillary Johnson, and Manuel Johnson	New Owner	
(NAME) 1309 Stratton Avenue	(NAME)	083-05-0-285.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kristy L. Murphy and Cindy A. Murphy, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitaker Scott Elledge and Hillary Johnson, husband and wife and Manuel Johnson, married**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 in Block "A" of F.O. Beasley's Addition, being a Subdivision of Lot No. 1 in Robert Weekley's Plan of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50.0 feet on the Northerly side of Stratton Avenue and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Kristy L. Murphy and Cindy A. Murphy, a married couple, by Warranty Deed from Jim McLean, Jr. and Vickie Carroll McLean, husband and wife, of record in Instrument No. 20210525-0070937, Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 25, 2021.

This is property more commonly known as 1309 Stratton Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 28th day of October, 2022.

Kristy L. Murphy

Cindy A. Murphy

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 28th day of October, 2022, before me personally appeared Kristy L Murphy and Cindy A. 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, this 28th day of October, 2022.

Notary Signature
My commission expires: 5.31.24

E. MONCADA
Notary Public - California
Los Angeles County
Commission # 2403490
My Comm. Expires May 31, 2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **October 28, 2022**.

Affiant Signature

October 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

28th day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

