Karen Johnson Davidson County
Batch# 948786 DEEDWARR
12/07/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20221207-0127594

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Y-C-22-6004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Freddy L. Murillo, Jr. and Elizabeth R. Murillo	Same Owner	
(NAME)	(NAME)	**160-12-0-199.00**
6004 Manor Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4441		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. NEIL FINNELL, A SINGLE MAN AND ABBY J. NONA-FINNELL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREDDY L. MURILLO, JR. AND ELIZABETH R. MURILLO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 218 on the Plan of Revised Phase 6, Hearthstone, of record in Plat Book 6900, Pages 254 and 255, 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 W. Neil Finnell and wife, Abby J. Nona-Finnell by Warranty deed from Michael W. Dodson and wife, Rebecca Farley Dodson of record in Instrument No. 20040630-0077766 Register's Office for Davidson County, Tennessee, dated June 18, 2004 and recorded on June 30, 2004 .

W. Neil Finnell and Abby J. Nona-Finnell having since divorced.

This conveyance is subject to:
- Taxes for the year 2022, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 994, re-recorded in Plat Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5409, Page 485 amended in Book 6424, Page 839; Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230; Book 6917, Page 575; Book 7053, Page 982; Book 7393, Page 749; Book 7398, Page 907; Book 7403, Page 563; Book 9945, Page 958; Book 11404, Page 149 and Book 11749, Page 481, Register's Office for Davidson County, Tennessee.
- Charter for Hearthstone Homeowner's Association of record in Book 6437, Page 852, Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7403, Page 568, amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6499, Page 739; Book 6582, Page 158 and Book 7393, Page 746, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 8127, Page 706 and Book 8127, Page 745, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6004 Manor Place, Brentwood, Tennessee 37027-4441**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF NOVEMBER, 2022.

W. Neil Finnell

Abby J. Nona-Finnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. NEIL FINNELL, the within named bargainor, 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 30th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

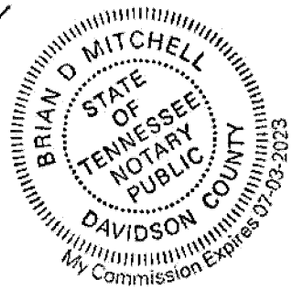


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABBY J. NONA-FINNELL, the within named bargainor, 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 30th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 NOV. 30, 2022.

Date

Affiant Signature

DEC. 7, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of DECEMBER, 2022.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)