Karen Johnson Davidson County
Batch# 954786 DEEDWARR
12/27/2022 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20221227-0132323

WARRANTY DEED

FELICIA KIELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2022.

Felicia D
Notary Public

MY COMMISSION EXPIRES: 11-2-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Evelyn Boyer and Christopher Cheney	Nowrez LLC	Parcel ID: 042 15 0 109.00
(NAME) 209 Linda Lane	(NAME) 110 Virginia Dr.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Fort Washington PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephan Alan Murdock and Michelle J. Murdock, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Evelyn Boyer and Christopher Cheney, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a 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. 32 on the Plan of Blair Heights, Section II, as shown by plat of record in Plat Book 2133, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephan Alan Murdock and Michelle J. Murdock, husband and wife from Benjamin J. Archer, Jr., unmarried and Madonna A. Archer, unmarried by Warranty Deed dated July 12, 2017 and recorded on July 17, 2017 in Instrument No. 20170717-0071411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions **of record; (b) all easements of record; (c) all visib**le easements; (d) all matters appearing on the plan(s) of record**; and (e) all matters referenced in the master deed** and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 209 Linda Lane, Madison, TN 37115

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 our hands this 21 day of Dec, 2022

Stephan Alan Murdock

Michelle J. Murdock

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Stephan Alan Murdock and Michelle J. Murdock, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2022.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 22, 2022 (date of document).

Affiant Signature

December 22, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023