Karen Johnson Davidson County
Batch# 957921 DEEDWARR
01/04/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20230104-0000748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of JANUARY, 2023.

(Affix Seal) Notary Public

My Commission Expires: 11/16/2024

2022-11-566

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alana Scanlan 1225 North 5th Street Nashville, TN 37207	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	Map/Parcel 071-16-0C-005.00-CO

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, **Paul Murphey, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Alana Scanlan, unmarried**, hereinafter called the GRANTEE, her 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 Unit 5, Mile End Crossing, a Horizontal Property Regime with Private Elements, as Established by Declaration of Covenants, Conditions, and Restrictions, as shown on plat of record in Instrument No. 20160803-0080490 and amended in Instrument No. 20171129-0121934, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more particular description of said property.

Being the same property conveyed to Paul Murphey, married by Warranty deed from D222, LLC, a Tennessee limited liability company of record in Instrument No. 20171215-0128052 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 15, 2017.

The subject property was never the principal residence of the Grantor nor the Grantors' spouse.

This conveyance is subject to the following: Davidson County property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1225 North 5th Street, Nashville, TN 37207 .

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 3rd day of January, 2023:

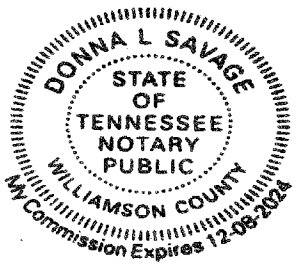
Paul Murphey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of January, 2023, before me personally appeared Paul Murphey, 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, at office, this 3rd day of January 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 January 3, 2023.

Date

Affiant Signature

1/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

