Karen Johnson Davidson County
Batch# 963407 DEEDWARR
01/23/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230123-0005123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashish Shrestha & Mina Tamang	New owners	
(NAME)	(NAME)	
8037 Brockman Ln.	Same	173 10 0C 090.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **COLLIN OBRIEN MURPHY, MARRIED AND ALYSSA M. MURPHY F/K/A ALYSSA M. MIRMINA, MARRIED** ,HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHISH SHRESTHA AND MINA TAMANG, HUSBAND AND WIFE,** 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. 90, on the plan of Phase Two, Delvin Downs, RS-10 Residential P.U.D., as shown by plat of record in Instrument No. 20160929-0102578, 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 Collin Obrien Murphy and Alyssa M. Mirmina, both unmarried, as Tenants in Common with Right of Survivorship, by Warranty Deed from Joanne Pascal, unamarried, of record in Instrument No. 20210105-0001328, in the Register's Office of Davidson County, Tennessee, dated January 04, 2021 and recorded on January 05, 2021.

Being the same property conveyed to Joanne Pascal, by Warranty Deed from Capitol Homes, Inc, a Tennessee corporation, of record in Instrument No. 20170420-0038710, in the Register's Office of Davidson County, Tennessee, dated April 18, 2017 and recorded on April 20, 2017.

Obrien Murphy and Alyssa M. Murphy F/K/A Alyssa M. Mirmina having since married, property being conveyed was the marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8037 Brockman Ln., Nashville, TN 37211
(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 hand this 19 day of January, 2023

COLLIN OBRIEN MURPHY

BY : KEVIN D. MONTGOMERY , ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Collin Obrien Murphy and acknowledged that he executed the same as the free act and deed of Collin Obrien Murphy.

Witness my hand and official seal this 19 day of January, 2023.

Commission expires:

DAWN MICHELLE ABERNATHY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-28-2025

Notary Public

Witness my hand this 19 day of January, 2023

ALYSSA M. MURPHY F/K/A ALYSSA M. MIRMINA

BY : KEVIN D. MONTGOMERY , ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Alyssa M. Murphy and acknowledged that he executed the same as the free act and deed of Alyssa M. Murphy.

Witness my hand and official seal this 19 day of January, 2023.

Commission expires:

DAWN MICHELLE ABERNATHY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-28-2025

Notary Public

Tennessee Certification of Electronic Document

I, [illegible], 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 **01/19/23** (date of document).

Affiant Signature

01/23/23
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **23** day of **January**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/17/2024
WILLIAMSON COUNTY