Karen Johnson Davidson County
Batch# 970984 DEEDWARR
02/15/2023 09:44:40 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00
20230215-0010939

WARRANTY DEED

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. DH-23-3842

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERA
GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(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
Jacqueline Myers, and Hyland Murphy	Movement Mortgage, LLC	
(NAME)	(NAME)	
916 Boscobel Street	8024 Calvin Hall Road	082-16-0-352.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Lake SC 29707	
(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, **Robin Shah and Kathryn Shah, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline Myers and Hyland Murphy, a married couple**, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W. W. Tottin's Addition - East Nashville of record in Plat Book 57, Page 22, 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 Robin Shah and Kathryn Shah, husband and wife, by Warranty Deed from Ben Brown, Co-Trustee and Amy Brown, Co-Trustee of the BGDLMC Trust u/a/d June 28, 2016, of record in Instrument No. 20200601-0056281 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 01, 2020.

This is property more commonly known as 916 Boscobel Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 14th day of February, 2023.

Robin Shah

Kathryn Shah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2023, before me personally appeared Robin Shah and Kathryn Shah, 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.

Notary Signature
My commission expires:

