Karen Johnson Davidson County
Batch# 972831 DEEDWARR
02/22/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230222-0012328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Courtney Sams
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21 day of February, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

2023-01-644

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#:
Caleb Sams and Courtney Sams 1114 Chickadee Circle Nashville, TN 37076	OWNER	Map/Parcel 098-06-0B-080.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew C. Murdock and Kimberly A. Murdock, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Caleb Sams and Courtney Sams, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING Unit A of Lot 73D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, 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 Matthew C. Murdock and wife, Kimberly A. Murdock by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20091026-0098476 Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on October 26, 2009.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or 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 1114 Chickadee Circle, Nashville, TN 37076 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs

and assigns, 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.

Effective the 21 day of February, 2023:

Matthew C. Murdock

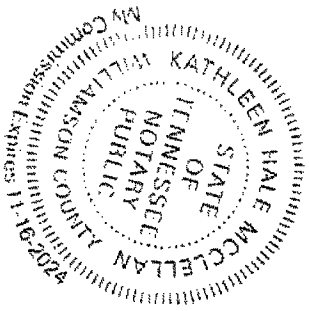
Kimberly A. Murdock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of February, 2023, before me personally appeared Matthew C. Murdock and Kimberly A. Murdock, 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 21st day of February, 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 FEBRUARY 21, 2023.

Date

Affiant Signature

2/21/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of FEBRUARY, 2023.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

