Karen Johnson Davidson County
Batch# 979911 DEEDWARR
03/13/2023 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230313-0018123

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-CM-23-1023A

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Carol A. Murdock and Michael K. Murdock** | **Mortgage Investors Group** | |
| (NAME) | (NAME) | **093-15-0A-001.00-CO** |
| **1001 Balmoral Dr** | **8320 East Walker Springs Lane** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37220** | **Knoxville, TN 37923** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNY'S ASSETS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL K. MURDOCK AND CAROL A. MURDOCK, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. A on the plan of Chestnut Hill Property I, as shown on Exhibit "B" to the Declaration and Master Deed Establishing a Planned Unit Development for Chestnut Hill Properties I, of record in Instrument No. 20071128-0138134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Donny's Assets, LLC, a North Carolina limited liability company by Warranty Deed from Joseph G. Davidson, a single man of record in Instrument No. 20210527-0072082 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on May 27, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years,
- All matters shown on the Plan of record in Plat Book 1, Page 34, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20071128-0138134, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20071128-0138133, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1023 A 2nd Ave S, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 10th DAY OF MARCH, 2023.

Donny's Assets, LLC

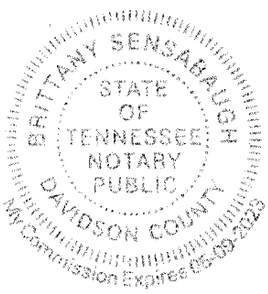
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DONNY'S ASSETS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 3/10/23 (date of document).

Affiant Signature

Date 3/13/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

