Name and Address of New Owner:
Joshua Murray and Neica M. Murray
605 Cherry Glen Circle
Nashville, TN 37215

Send Tax Bills To:
Joshua Murray and Neica M. Murray
Same

Karen Johnson Davidson County
Batch# 987350 DEEDWARR
03/31/2023 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $3,622.30
20230331-0023592

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 131-06-0H-063-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ryan C. Jones and Mary Elizabeth Jones NKA Mary Elizabeth Armor** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Murray, and Neica M. Murray,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Village of Cherry Glen Phase 4, as of record in Plat Book 9700, Page 664, together with Declaration of Easement for Driveway of record in Book 11232, Page 467, Register's office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan C. Jones and Mary Elizabeth Jones, husband and wife, by Quitclaim Deed dated January 15, 2021 from Ryan C. Jones, a single man, recorded January 25, 2021 in Instrument No. 20210125-0010355 in the Register's Office.

Being the same property conveyed to Ryan Jones, a single man, by Warranty Deed dated July 2, 2019 from Nontombi Naomi Tutu, a single woman, recorded July 10, 2019 in Instrument No. 20190710-0067304 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2023.

Mary E. Armor (SEAL)
Mary Elizabeth Armor

(SEAL)
Ryan C. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared Mary Elizabeth Armor and Ryan C Jones, 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 31st day of March, 2023.

Notary Signature
My commission expires:

DEANNA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $979,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of March, 2023.

_____
Notary Public
My commission expires: 3/31/26
File No. 2023-5775-DL

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/31/23 (date of document).

Regina Sullo
Affiant Signature

3/31/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 31 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

