Karen Johnson Davidson County
Batch# 987351 DEEDWARR
03/31/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230331-0023595

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343948**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2023. Notary Public My Commission Expires: 6.14.26

PAMELA SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michelle Sausner and Joel Shackson 906 Acklen Avenue Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 09 0 379.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eden Murrie and Jon Murrie, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle Sausner, an unmarried woman and Joel Shackson, an unmarried man, as tenants in common with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of a Portion of Lot No. 30 on The Map of Waverly Land Company's Plan, called Waverly Place, of record in Plat at Instrument No. 20130212-0014299, 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 Eden Murrie and Jon Murrie, wife and husband, by Warranty Deed from Larry Jones and Suanne Scruggs, husband and wife, of record in Instrument No. 20140711-0061351, in the Register's Office of Davidson County, Tennessee, dated July 09, 2014, and recorded on July 11, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of a Portion of Lot No. 30 on The Map of Waverly Land Company's Plan, called Waverly Place, as recorded in Instrument No. 20130212-0014299.

Easement for Shared Driveway and Utility, recorded in Instrument No. 20140711-0061342.

This is improved property located at 906 Acklen Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2023.

Eden Murrie

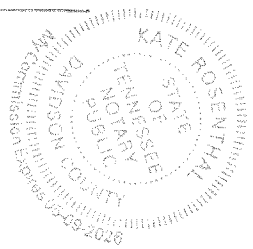
Jon Murrie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eden Murrie and Jon Murrie, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2023.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Mar. 30, 2023.

Affiant
Date: March 31, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY