Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RPR-23-304

Karen Johnson Davidson County
Batch# 987835 DEEDWARR
04/03/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230403-0024037

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2023.

Notary Public
My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Amber J. Galvan 304 Summerwood Lane Nashville, TN 37221	New Owner	128 10 0A 043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Neica M. Murray and husband, Joshua Murray,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Amber J. Galvan, and Jacques Lee Voelzke, Jr., tenants in common,** hereinafter called the Grantees, their successors 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. 26 on the Plan of Section Two, Pine Forest R40 Residential P.U.D, of record in Book 11700, Pages 3, 4, 5, and 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neica M. Murray and husband, Joshua Murray, by Warranty Deed from Risha A. Rodgers, unmarried, of record in Instrument No. 20140327-0025273, in the Register's Office of Davidson County, Tennessee, dated March 25, 2014 and recorded on March 27, 2014.

This property is improved property known as 304 Summerwood Lane, Nashville, TN 37221

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 30 day of March, 2023.

NEICA M. MURRAY

JOSHUA MURRAY

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEICA M. MURRAY and JOSHUA MURRAY, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 30 day of March, 2023.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, KIRSTEN GLUBA, 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 March 31, 2023.

Affiant Signature

3/31/2023
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

File No. RPR-23-304