SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 989743 DEEDWARRSP
04/10/2023 09:34:30 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20230410-0025543

T-TAG-23-6417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-6-26 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

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)
Jonathan James Stone, Jr. and Ava James Stone	Same as new owner	
(NAME)	(NAME)	**129-04-0-089.00**
6417 East Valley Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3533		
(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, **THE MARIE SULLINS MURPHREE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN JAMES STONE, JR. AND AVA JAMES STONE, 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 Lot No. 5 on the Plan of West Meade Ridge, Section II of record in Plat Book 4460, Page 7, 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 John W. Murphree, Jr. and wife, Marie S. Murphree by Warranty deed from Sherron Weinberger and wife, Sylvia C. Weinberger of record in Book 4903, page 99, Register's Office for Davidson County, Tennessee, dated April 10, 1975 and recorded on April 10, 1975. The said John W. Murphree, Jr. died, vesting Marie S. Murphree as surviving tenant by the entirety. The said Marie S. Murphree died on July 19, 2022, leaving Last Will and Testament filed for Probate in Docket No. 22P1915, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Marie Sullins Murphree Living Trust is named as devisee(s).

This conveyance is subject to:
- Taxes for the year 2023 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 7, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4492, Page 949, Book 6863, page 405, Book 10630, page 851 and Instrument No. 20030205-0015667, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictions of record in Book 1427, Page 19 and Book 2998, page 498, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6417 East Valley Court, Nashville, Tennessee 37205-3533**.

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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 5 DAY OF APRIL, 2023.

The Marie Sullins Murphree Living Trust

BY: Cumberland Trust & Investment Company, Trustee

Avery Oaks, Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Avery Oaks, Trust Officer of THE CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE of The Marie Sullins Murphree Living Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of April, 2023.

Notary Public
My Commission Expires:
(SEAL)

C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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

True Copy Certification

I, Yvette Meldrum, 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 April 5, 2023.

Signature
April 5, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 5, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025