Karen Johnson Davidson County
Batch# 990663 DEEDWARR
04/11/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230411-0026527

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.7.2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: SAM Inside Ventures, LLC	SEND TAX BILLS TO: SAM Inside Ventures, LLC	MAP-PARCEL NUMBERS
(NAME) 140 Ambassador Private Circle	(NAME) 140 Ambassador Private Circle	09012009800
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Luvenna Murphy, a single woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAM Inside Ventures, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 242 on the Map of Charlotte Park, Section Four, as of record in Book 2663, Page 71, Register's Office for said County.

Said Lot No. 242 fronts 88 feet on the southwesterly side of Edsel Drive, and runs back 109.6 feet on the northwesterly line and 116.6 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 106.1 feet thereon.

Being the same property conveyed to Miss Luvenna Murphy and Mrs. Emma Murphy, with each having the right of survivorship in the others one half (1/2) interest, by virtue of that certain Deed dated January 30, 1970, and being of record at Instrument No. Book 4395, Page 548 in the Register's Office of Davidson County, Tennessee. Mrs. Emma Murphy having since deceased on January 18, 1985, leaving Miss Luvenna Murphy as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register of Deeds Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 6411 Edsel Dr. Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of April, 2023.

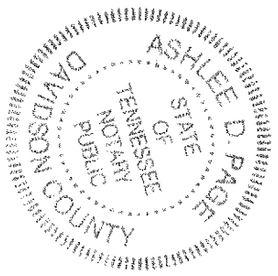
Luvenna Murphy

Luvenna Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Luvenna Murphy** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of April, 2023.



Notary Public
My Commission Expires: 9-7-2026

Certificate of Authenticity

I, Holly A. Mason, 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 10 2023.

Affiant Signature

4/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of April 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026