THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-5896-WE	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,705,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2023 Notary Public MY COMMISSION EXPIRES 9/21/26 (AFFIX SEAL)

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Ross Murdock and Kimin Huang	Cadence Bank	
4419 A Lone Oak Road	P O. Box 3356	131-07-4C-001.00-CO
Nashville, TN 37215	Tupelo, MS 38803-3356	
(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, **Danny B Tran and Martha K Presley, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett Ross Murdock and Kimin Huang, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 Unit A, on the Plan of 4419 Lone Oak Cottages, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151110-0114579, 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 Danny Tran and Martha Presley, husband and wife, by Warranty Deed from Jose H Amden and Jessica Amden, husband and wife, of record in Instrument No 20190115-0004009 Register's Office for Davidson County, Tennessee, dated January 14, 2019 and recorded on January 15, 2019

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is __ unimproved _X_ improved property known as **4419 A Lone Oak Road, Nashville, TN 37215**

Karen Johnson Davidson County
Batch# 994803 DEEDWARR
04/21/2023 11 05 53 AM 2 pgs
Fees $13 00 Taxes $6,308 50

20230421-0029538

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 our hands this the 20 day of April, 2023

Danny B Tran

Martha K Presley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Danny B Tran,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of April, 2023.

My Commission expires: _____

HILLARY MONROE SMITH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-02-2024

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha K Presley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of April, 2023.

My Commission expires. Jan 8 2024

Notary Public

R. L. MOORE · TENNESSEE NOTARY PUBLIC · COUNTY OF DAVIDSON