Karen Johnson Davidson County
Batch# 999008 DEEDWARR
05/03/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20230503-0032789

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/01/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3341

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Connie M. King and Brandon Koechlin	**Movement Mortgage, LLC**	072-05-0F-002.00-CO
1027 E Trinity Lane, Unit 4	8024 Calvin Hall Road	
Nashville, TN 37216	Indian Land, SC 29707	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Murphy Manor, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connie M. King and Brandon Koechlin, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 4 of Trinity Lane Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170612-0058341 and amended in Instrument No. 20190215-0014155, Register's Office for said County, to which reference is hereby made. The easements, restrictive **covenants**, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Urban Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from CJ Trinity Development Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170602-0054942 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on June 02, 2017.

Being the same property conveyed to Richard Gerard Murphy and Monica Mae Murphy, husband and wife by Warranty deed from Urban Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190604-0053008 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 04, 2019.

Being the same property conveyed to Murphy Manor, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Richard Gerard Murphy and Monica Mae Murphy, husband and wife of record in Instrument No. 20190829-0087485 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1027 E Trinity Lane, Unit 4 Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 1, 2023.

Murphy Manor LLC, a Tennessee Limited Liability Company

By: Monica M Murphy
Monica M. Murphy, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Monica M. Murphy, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member (or other officer authorized to execute the instrument) of Murphy Manor, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this May 1, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3341

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 1, 2023.

J. Carlton Drumwright

May 1, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 1, 2023.

Notary

My Commission Expires: 11/21/26

