Karen Johnson Davidson County
Batch# 1001665 DEEDWARR
05/10/2023 02:12:30 PM 2 pgs
Fees: $13.00 Taxes: $2,895.25
20230510-0034937

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$782,500.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2023.

Notary Public

My commission expires: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Frank Haraf	Same as New owner	**Map 155-16-0-A Parcel 281.00**
5020 Traceway Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas J. Murray, Jr. and Laurie B. Murray, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank Haraf, an unmarried man

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 Lot No. 234 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Thomas J, Murray, Jr. and wife, Laurie B. Murray, by Deed dated December 1, 2000 from Centex Homes, a Nevada General Partnership, of record in instrument No. 20001212-0122356, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 9700, Page 827, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Traceside of record in Book 9236, Page 504, and Amended and Restated in Book 9435, Page 493,and further amended in Book 9677, Page 675, Register's Office for Davidson County, Tennessee. 3) By-Laws of Traceside Homeowner's Association, Inc., of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee. 4) Charter of Traceside Homeowner's Association, Inc., of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee. 5) Conveyance of common area to Traceside Homeowner's Association, Inc., of record in Instrument No. 20000329-0031449, Register's Office for Davidson County, Tennessee. 6) All matters shown on the Boundary Plat of record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee. 7) Easement for Right-of-Way of record in Book 3533, Page 299, Register's Office for Davidson County, Tennessee. 8) Easement for Right-of-Way as contained in the Judgment for Tennessee Valley Authority of record in Book 4243, Page 685, Register's Office for Davidson County, Tennessee. 9) Easement for water and sewer utility lines as contained in the Final Judgment of record in Book 5607 Page 882, Register's Office for Davidson County, Tennessee. 10) Agreement for Dedication of Easement for Water Lines of record in Book 9306, Page 279, Register's Office for Davidson County, Tennessee. 11) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5020 Traceway Drive, Nashville, TN 37221**

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 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/our hand(s) this **10th** day of **May, 2023.**

Thomas J. Murray, Jr.

Laurie B. Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas J. Murray, Jr. and Laurie B. Murray,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **May, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I Lisa Allard, 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 10, 2023.

Lisa Allard, Affiant May 10, 2023

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 10, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024