WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

KIM PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

MJ-VRES-23-1025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1004381 DEEDWARR
05/17/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230517-0037086

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Murphy and Alissa Laham	**NEW OWNER**	
(NAME)	(NAME)	**072-14-1J-013.00-CO**
1025 Chester Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MARGARET HALEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES MURPHY, AN UNMARRIED MAN, AND ALISSA LAHAM, AN UNMARRIED WOMAN,** 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 Unit No. 5, Chester Avenue Townhomes, with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Chester Avenue Townhomes, of record in Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-00041063, 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 Margaret Haley, a single woman by Warranty deed from William G. Broucek, unmarried of record in Instrument No. 20200501-0045804 Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on May 01, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 5 and Instrument No. 20040324-0033104, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-0041063, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right-of-way of record in Instrument Number 20150624-0060668, in the Register's Office for Davidson County, Tennessee.
- Matters set for in Notice to Prospective Owners of Lot Number Two of Chester Avenue Subdivision of record in Instrument Number 20090424-0037251, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030417-0051549, in the Register's Office for Davidson County, Tennessee.
- Easements retained and restrictions contained in Metropolitan Council Bill No. 69-905.
- Charter of record in Instrument Number 20150928-0098469, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1025 Chester Ave, Nashville, Tennessee 37206**.

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; 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 GRANTEE(S), 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 the 16 DAY OF MAY, 2023.

Margaret Haley

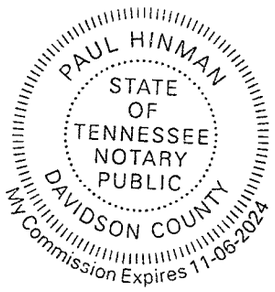
Margaret Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET HALEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2023.

Notary Public
My Commission Expires: 11-6-2024
(SEAL)



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

Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/23.

Affiant Signature

5/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/16/23.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON