Karen Johnson Davidson County
Batch# 1005242 DEEDWARR
05/19/2023 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $5,571.84
20230519-0037618

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1266-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,505,904.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2023.

Notary Public
My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Duffy 904 Russell Street Nashville, TN 37206	SAME AS NEW OWNER	082 16 0 149.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Laramie L. Hearn, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Matthew Duffy and Snejana P. Daily, a married couple**, 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(s) 60, as shown on the map entitled Plan of Barrow's Addition to Edgefield, now East Nashville, of record in Plat Book 1, page 13 Chancery Court, for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laramie L. Hearn, unmarried, by Warranty Deed from Jay W. Lundy, unmarried and Lindsey Worrell Lundy, unmarried, of record in Instrument No. 20171117-0118048, in the Register's Office of Davidson County, Tennessee, dated November 13, 2017 and recorded on November 17, 2017.

This is improved property located at: **904 Russell Street, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2023.

GRANTOR:

Laramie K. Hearn

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laramie K. Hearn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2023.

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Notary Public Michael J. O'Sullivan
My Commission expires: 2/15/30

Please return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 16, 2023**.

Affiant Signature

May 18, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

18th day of **May**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

