WARRANTY DEED

Karen Johnson Davidson County
Batch# 1006938 DEEDWARR
05/24/2023 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $13,412.50
20230524-0039036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5934-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Murray Joint Revocable Trust	NEW OWNER	104-13-0-138.00
(NAME)	(NAME)	
3803 Brighton Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Six Hundred Twenty-Five Thousand And No/100 Dollars ($3,625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS S. JOHNSTON AND WIFE, JENNIFER P. JOHNSTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER MURRAY AND BLAKE MURRAY, CO-TRUSTEES OF THE MURRAY JOINT REVOCABLE TRUST DATED FEBRUARY 10, 2023,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 part of Lot 20 of Block "L" on the Map of The Whitland Realty Company's Subdivision, of record in Plat Book 332, Page 141, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning in the center of Brighton Road at a point 165 feet West of the center line of Cantrell Avenue, now closed; said point being the Northwest corner of the property conveyed to Mrs. Mary Laura Haggard, by deed from R. W. Grizzard and wife, of record in Book 512, Page 661, said Register's Office; thence with the center of Brighton Road Westwardly 130 feet; thence Southwardly 400 feet to the Northerly line of Lot 19; thence with the same Eastwardly 130 feet to the Westerly line of said Haggard property; thence with same Northwardly 400 feet to the beginning; and

Beginning in the center of Brighton Road at a point 295 feet West from the center line of Cantrell Avenue, now closed, said point being the Northwest corner of the property conveyed to Robert A. McGaw and wife, Elizabeth E. McGaw, by deed from Martha Crockett Davis, now Crutchfield, of record in Book 2994, Page 543, said Register's Office; thence Southwardly along McGaw's west line 220 feet to a point; thence Westwardly 23 feet to a point, the Southwest corner of the property conveyed to Howard L. Allen and wife, by deed from Murray B. Davis and wife, of record in Book 1561, Page 603, said Register's Office; thence Northwardly along said Allen's line 220 feet to a point in the center of Brighton Road; thence Eastwardly along the center line of said Road 23 feet to the point of beginning.

Being the same property conveyed to Thomas S. Johnston and wife, Jennifer P. Johnston by Warranty Deed from Robert A. McGaw and wife, Elizabeth E. McGaw of record in Book 10989, Page 869, Register's Office for Davidson County, Tennessee, dated June 19, 1998 and recorded on June 24, 1998.

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.

unimproved ☐
This is improved ☒ property, known as 3803 Brighton Road, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 22 day of May, 2023.

Thomas S. Johnston

Jennifer P. Johnston

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **THOMAS S. JOHNSTON AND JENNIFER P. JOHNSTON**, the bargainors, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of May, 2023.

My Commission Expires: Jan 8, 2024

Notary Public

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 5/22/23.

Affiant Signature – Joshua A. Terry

5/23/23

Date

State of Tennessee

County of Williamson

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

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON