BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014415 DEEDWARR
06/13/2023 09 40 35 AM 2 pgs
Fees $13 00 Taxes $6,482 40

20230613-0044899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,752.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DA Legacy Real Estate, LLC	Same as New Owner	
(NAME) 9265 Carrisbrook Lane	(NAME)	091-09-0-113-00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MURPHY ROAD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DA LEGACY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the East 80 feet of the North 180 feet of Lot No. 4 on the Map of T. M. Nall's Subdivision, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee. Said part of Lot 4 fronts 80 feet on the South side of Robertson Street, and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to 5915 Robertson, LLC, a Tennessee limited liability company by Warranty Deed from Roxie B. Crowell and husband, John D. Crowell, of record in Instrument Number 20160418-0037267, Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded April 18, 2016.

Being the same property conveyed to Creative REI, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No.20230613-0044897, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Murphy Road Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No.20230613-0044898 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5915 Robertson Avenue, Nashville TN 37209-1852
(House Number) (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 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 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 this 9th day of June, 2023

MURPHY ROAD PARTNERS, LLC

BY _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Murphy Road Partners, LLC, and that he as such Authorized Agent of Murphy Road Partners, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Murphy Road Partners, LLC

Witness my hand and official seal this 9th day of June, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public