

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00

Affiant

Subscribed and sworn to before me, this 7 day of July, 2023.

Notary Public
My commission expires 9/21/26

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

Karen Johnson Davidson County
Batch# 1024748 **DEEDWARR**
07/11/2023 10 18 35 AM 2 pgs
Fees $13 00 Taxes $2,016 50

20230711-0052925

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers.
William Murray **Jessica Wiley**	**Movement Mortgage, LLC**	**08310027500**
1901 Forrest Ave	**8024 Calvin Hall Rd**	
Nashville, TN 37206	**Indian Land, SC 29707**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jeremy M. Rathfon and Sarah E. Hicks, husband and wife

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

William Murray, an unmarried man and Jessica Wiley, an unmarried woman, as tenants in common with rights of survivorship

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 part of a 10 1/2 acre tract, as shown on Plat of Richardson Place, as of record in Plat Book 547, page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by James A Hamilton, Jr., Surveyor, July 28, 1954, as follows:

Beginning at a point in the Northeast corner of the easterly end of Forrest Avenue; thence, North 4 degrees 15' East 108.3 feet to a point; thence, South 71 degrees 39' 30" East 73.5 feet to a point; thence, South 10 degrees 29' 30" West 91.85 feet to a point in the northerly margin of a 25 foot wide strip designated for a street; thence, North 85 degrees 25' 30" West along the northerly margin of said strip 60.75 feet to the BEGINNING.

Being the same property conveyed to Jeremy M. Rathfon and Sarah E. Hicks, husband and wife, by Quitclaim Deed from Rathfon Properties, LLC., a Tennessee Limited Liabality Company, dated November 18 2020, of record in Instrument No. 20201217-0149643, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rathfon Properties, LLC., a Tennessee Limited Liability Company. by Quitclaim Deed from Jeremy Rathfon and Sarah Hicks, husband and wife, dated October 15, 2015, of record in Instrument No 20151028-0109506, Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (X) unimproved (_____) property known as 1901 Forrest Ave, Nashville, TN 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 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 in 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.

_____ Date: 7/7/23
Jeremy M. Rathfon

_____ Date: 7/7/23
Sarah E. Hicks

STATE OF WA

COUNTY OF KING

Personally appeared before me, a Notary Public of said County and State, Jeremy M. Rathfon and Sarah E. Hicks, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2023.

Linda R Anton
NOTARY PUBLIC

LINDA R ANTON
Notary Public
State of Washington
Commission # 108057
My Comm. Expires Apr 14, 2025

My Commission Expires: 4/14/25