WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 1032165 **DEEDWARR**
07/28/2023 01 50 04 PM 3 pgs
Fees $18 00 Taxes $1,431 90

20230728-0058405

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Hunter Hageman	**Interline Mortgage Services, LLC**	
(NAME)	(NAME)	
400 Herron Drive #117	**5875 N Sam Houston Pkwy West**	**105-12-0B-017 00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Houston, TX 77086**	
(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, **SHELLEY MURRAY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER HAGEMAN, UNMARRIED,** 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 117 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No 20161123-0123972, amended in Instrument No 20170616-0060696, Instrument No 20180530-0051643, and Instrument No 20181012-0101119, Partial Assignment of Declarant's Rights of record in Instrument No 20161123-0123977, Register's Office for said County, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Shelley Murray, a single woman by Warranty deed from Sanna Shaban and Aziz A Ismaili, wife and husband of record in Instrument No 20210511-0063575 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 11, 2021 (Value of consideration shown in aforementioned deed $313,000 00)

This conveyance is subject to
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161012-0108018, and in Instrument No 20181012-0101118, and Instrument Number 20161123-0123972, Instrument No 20170616-0060696, Instrument No 20180530-0051643, and 20181012-0101119, Partial Assignment of Declarant's Rights of record in Instrument No 20161123-0123977, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- HOA Charter of record in Instrument Number 20161123-0123973, in the Register's Office for Davidson County, Tennessee
- Partial Assignment of Declarant's Rights of record in Instrument Number 20161123-0123977, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee
- Public Utility and Drainage Easement of record in Book 5229, Page 212, in the Register's Office for Davidson County, Tennessee
- Cable Easement to USA of record in Book 10219, Page 374, in the Register's Office for Davidson County, Tennessee
- Easement Deed by Court order in Settlement of Landowner Action of U S Sprint Communications Company of record in Instrument Number 20140114-0003778, and Affidavit in Instrument No 20140416-0031703, in the Register's Office for Davidson County, Tennessee

- Grant of Easement of record in Instrument Number 20171127-0120866, in the Register's Office for Davidson County, Tennessee
- Possible right of L & N Railroad to increase its right-of-way to the full extent of its charter
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **400 Herron Drive #117, Nashville, Tennessee 37210**

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 19 DAY OF JULY, 2023

Shelley Murray

STATE OF TENNESSEE
COUNTY OF See Attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY MURRAY, 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 _____ of July, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin
On the July 19, 2023 before me, R. Collins a Notary Public, personally appeared Shelley Murray, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: R. Collins

R. COLLINS
Notary Public - California
San Joaquin County
Commission # 2426441
My Comm. Expires Nov 14, 2026

Name: R. Collins
(Typed or Printed)

(Seal)

LR/rc