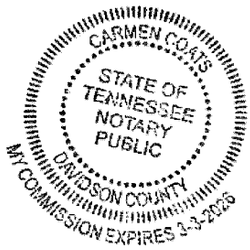
Karen Johnson Davidson County
Batch# 1033071 DEEDWARR
08/01/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20230801-0059420

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ashley E. Dishman	LOAN DEPOT.COM, LLC	162-07-0-086.00
4976 Shihmen Drive	6531 IRVINE CTR DR STE 100	
Antioch, TN 37013	IRVINE, CA 92618	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH DWYER FKA ELIZABETH A. MURRAY, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY E. DISHMAN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 97 on the Plan of Antioch Park, Section 3 of record in Plat Book 4460, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Murray and wife, Elizabeth A. Murray by Warranty deed from Jay O. Borman and wife, Bettye L. Borman of record in Book 10088, page 591, Register's Office for Davidson County, Tennessee, dated June 13, 1996 and recorded on June 17, 1996. David J. Murray and Elizabeth A. Murray divorced on February 6, 2008. Decree of Dissolution of Marriage of record in Case Number 08-CI-0001, Todd County Circuit Court, Commonwealth of Kentucky.

David J. Murray died intestate on August 15, 2021. Allison Nicole Murray and Michael Joseph Murray constituted all of David J. Murray's heirs-at-law at his date of death. See Affidavit of Heirship in Instrument Number 202308010059418, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Dwyer FKA Elizabeth A. Murray by Quitclaim Deed from Allison Nicole Murray and Michael Joseph Murray, dated July 12, 2023 and recorded on _____, of record in Instrument Number 202308010059419 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4976 Shihmen Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

**Grantor warrants that she has never lived in the subject property as a married person with her current spouse and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of July, 2023.

Elizabeth J. Dwyer

Elizabeth Dwyer

STATE OF FLORIDA
COUNTY OF Dixie

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Dwyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2023.

Provided valid ID and physical appearance

Angela S. Kuckes

Notary Public

My Commission Expires: 2.17.2025

ANGELA S. KUCKES
MY COMMISSION # HH 094095
EXPIRES: February 17, 2025
Bonded Thru Notary Public Underwriters

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 August 1, 2023 (date of document).

Affiant Signature

August 1, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023