WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036603 DEEDWARR
08/09/2023 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230809-0061763

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16912NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Andrew Robison	New owner	119-01-0-473.00
(NAME)	(NAME)	
205 Valeria Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety Thousand And No/100 Dollars ($490,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MURTHA CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW ROBISON, AN UNMARRIED MAN,** 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 Lot No. 28, on the map of Overhill city and W.H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 28, Block No. 21 fronts 50 feet on the southerly margin of Valeria Street, and extends back

between parallel lines, with the westerly margin of a 12-foot alley, 150 feet, to thereon.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed from Elaine Marie Gallagher, Administrator of the Estate of Fred Jones, Jr., in Instrument Number 20220314-0029574, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Murtha Capital LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Homeofcapital, LLC, a Tennessee limited liability company, in Instrument No. 20230424-0029865 and in Instrument No. 20230428-0031479, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 205 Valeria Street, Nashville, TN 37210
(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 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 successors 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 our hands this 2nd day of August, 2023.

Murtha Capital LLC, a Tennessee limited liability company

BY: Tracey Murtha
Tracey Murtha
Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tracey Murtha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Murtha Capital, LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MAYNARD STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC My Commission Expires: 8/3/28

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 2, 2023.

Affiant
Date: August 9, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of August 2023

Notary Public

My Commission Expires: 9.27.2023

