Karen Johnson Davidson County
Batch# 1040845 DEEDWARR
08/21/2023 02 28 19 PM 3 pgs
Fees: $18 00 Taxes $2,201 50
20230821-0065118

PREPARED BY (AND RETURN TO).
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref. (DW) Title No 63251
Dav Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Walker Casey Reed 39 Erwin Court Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 104020X22600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$595,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Murphy and Jennifer M. Murphy, Trustees, Murphy Revocable Living Trust, dated December 10, 2019**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walker Casey Reed, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 226 of The Row at 31st Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Inst. No. 20030430-0057670, corrected in Inst No. 20040203-0012935; Inst. No. 20040206-0014724, amended in Inst. No 20040615-0070764, Inst No. 20040915-0111215, Inst. No. 20080425-0042359, Inst No. 20130204-0011323, and Inst No 20171109-0115339, corrected by Scrivener's Affidavit of record in Inst. No 20180501-0041173, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James L Murphy and Jennifer M. Murphy, Trustees, Murphy Revocable Living Trust, dated December 10, 2019, by Warranty Deed from James L. Murphy and Jennifer M Murphy, husband and wife, dated December 10, 2019 and recorded on December 19, 2019, of record in Inst No. 20191219-0130802, Register"s Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" of record Inst. No. 20030430-0057670, corrected in Inst. No. 20040203-0012935; Inst. No 20040206-0014724, amended in Inst No. 20040615-0070764, Inst. No 20040915-0111215, Inst. No. 20080425-0042359, Inst. No 20130204-0011323, and Inst. No. 20171109-0115339, corrected by Scrivener's Affidavit of record in Inst. No. 20180501-0041173, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Inst. No. 20030430-0057670, corrected in Inst No.

20040203-0012935, Inst No 20040206-0014724, amended in Inst No 20040615-0070764, Inst. No 20040915-0111215, Inst No 20080425-0042359, Inst No. 20130204-0011323, and Inst No 20171109-0115339, corrected by Scrivener's Affidavit of record in Inst No. 20180501-0041173, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst No. 20021011-0125352, said Register's Office Stormwater Detention Agreement of record in Inst. No. 20020910-0109699, said Register's Office

This is improved property, known as 226 31st Avenue North, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of August, 2023

Murphy Revocable Living Trust dated December 10, 2019

James L. Murphy, Trustee

State of Tennessee

County of Davidson

On this 18th day of August, 2023, before me the undersigned authority, personally appeared **James L. Murphy, Trustee, Murphy Revocable Living Trust, dated December 10, 2019** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires

MARGARET H TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WITNESS THE EXECUTION HEREOF this 15th day of August, 2023

Murphy Revocable Living Trust dated December 10, 2019

Jennifer M. Murphy, Trustee
Jennifer M. Murphy, Trustee

State of: Tennessee

County of: Shelby

On this 15th day of August, 2023, before me the undersigned authority, personally appeared **Jennifer M. Murphy, Trustee, Murphy Revocable Living Trust, dated December 10, 2019,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Carole Hughes
Notary

CAROLE HUGHES
TENNESSEE NOTARY PUBLIC
My Comm Exp 6/2/2025
COUNTY OF SHELBY

My Commission Expires: 6/2/2025

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $595,000 00

Affiant

Sworn and subscribed before me this 18 day of August, 2023

D. Denise Woods
Notary

My Commission Expires.

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024