Karen Johnson Davidson County
Batch# 1041472 DEEDWARR
08/22/2023 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,910.05
20230822-0065675

WARRANTY DEED

California JG

STATE OF ~~TENNESSEE~~
COUNTY OF Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $796,500.00.

Joy Haslam Calico & C.J. Calico
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/10/2026
(AFFIX SEAL)

J. GUYOT
Notary Public - California
Los Angeles County
Commission # 2410349
My Comm. Expires Jul 10, 2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Murphy Saint Philip, LLC	NEW OWNER	11708014400
(NAME)	(NAME)	
1519 Ferguson Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joy Haslam Calico and husband, C.J. Calico**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Murphy Saint Philip, LLC a South Carolina limited liability company**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for said County.

Said Lot No. 171 fronts 60 feet on the Southerly Side of Ferguson Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Joy Haslam Calico and husband C.J. Calico, by Warranty Deed from Jeanie L. Looney O' Daniel, of record in Instrument No. 20030723-0102742, in the Register's Office of Davidson County, Tennessee, dated July 17, 2003 and recorded on July 23, 2003. And as Re-Recorded in Instrument No. 20031121-0169997, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1519 Ferguson Avenue, Nashville, TN 37212
(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 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.

Effective the 21st day of August, 2023.

Joy Haslam Calico

C.J. Calico

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2023-0890
Warranty Deed TN

ACKNOWLEDGMENT

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 Los Angeles)

On August 21, 2023 before me, J. Guyot Notary Public
(insert name and title of the officer)

personally appeared Joy Haslam Calico & C.J. Calico,
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.

J. GUYOT
Notary Public - California
Los Angeles County
Commission # 2410349
My Comm. Expires Jul 10, 2026

Signature _____ (Seal)

True Copy Certification

I, **Pam Autry,** 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 this the 21 day of August, 2023.

Affiant Signature

Date 8/22/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON