Karen Johnson Davidson County
Batch# 1042882 DEEDWARR
08/25/2023 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,767.60
20230825-0066629

WARRANTY DEED

STATE OF TENNESSEE
COUNTY ~~OF DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $748,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: 02/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cole Hunter Murphy and Cory Lynn Murphy	NBKC Bank	
(NAME) 914 B Marilyn Rd.	(NAME) 8320 Ward Pkwy	091 06 1V 002.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Kansas City, MO 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SELECT HOME SOLUTIONS GROUP, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLE HUNTER MURPHY AND CORY LYNN MURPHY, HUSBAND AND WIFE,** 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 Unit B, Homes at 914 Marilyn Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 914 Marilyn Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210505-0060128 Register's Office for Davidson County, Tennessee, 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 of Homes at 914 Marilyn Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210505-0060128 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Select Home Solutions Group, LLC, A Mississippi Limited Liability Company, by Quitclaim Deed from Hal S. Mullins, Unmarried, of record in Instrument No. 20220603-0064154, in the Register's Office of Davidson County, Tennessee, dated June 01, 2022 and recorded on June 03, 2022.

Being the same property conveyed to Hal S. Mullins, Unmarried, by Quitclaim Deed from Select Home Solutions Group, LLC, A Mississippi Limited Liability Company, of record in Instrument No. 20220330-0037129, in the Register's Office of Davidson County, Tennessee, dated March 30, 2022 and recorded on March 30, 2022.

Being part of the same property conveyed to Select Home Solutions Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Cheryl L. Richardson, of record in Instrument No. 20210505-0060127, in the Register's Office of Davidson County, Tennessee, dated May 03, 2021 and recorded on May 05, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 914 B Marilyn Rd., Nashville, TN 37209
(House Number) (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.

Witness my hand this 24th day of August, 2023

SELECT HOME SOLUTIONS GROUP, LLC

BY: _____

HAL S. MULLINS, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Hal S. Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Select Home Solutions Group, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 24th day of August, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/24/23 (date of document).

Jennifer Russell
Affiant Signature

8/25/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of August 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

