Karen Johnson Davidson County
Batch# 1047423 DEEDWARR
09/07/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20230907-0070275

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

G-BR-23-3720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara A. Murphy Living Trust, dated November 6, 2021	LEGACY HOME LOANS, LLC	
(NAME)	(NAME)	**116-12-0-068.00**
3720 Woodmont Lane	1036 STEARMAN DR STE 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	WHITE HOUSE, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN BARNSTEAD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA A. MURPHY, TRUSTEE, OR HER SUCCESSOR IN TRUST UNDER THE SARA A. MURPHY LIVING TRUST, DATED NOVEMBER 6, 2021, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southwesterly triangular part of Lot No. 31; the northerly triangular part of Lot No. 29; and the major portion of Lot No. 30, Block "D" on the Map of Woodmont Lane Homesites of record in Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, described as follows according to a survey by T.R. Sanford, dated June 25, 1962;

Beginning at a point in the easterly margin of Woodmont Lane, 12 feet north of the corner of Lots No. 30 and 31 at an iron pin; thence southeasterly crossing the line between Lots No. 30 and 31 at 95.3 feet, a total distance of 193.6 feet, to an iron pin in the west line of Lot No. 11; thence along the west line of Lots No. 11 and 12, southerly 54.1 feet to a concrete monument in the line of Lot No. 12, being also the corner of Lots No. 29 and 30; thence with the line between Lots No. 29 and 12, southerly 12 feet to an iron pin; thence westerly crossing the line of Lots No. 29 and 30 at 117 feet, a total distance of 224.6 feet to an iron pin in the east margin of Woodmont Lane which pin is 12 feet north of the corner of Lots No. 29 and 30; thence with the margin of Woodmont Lane, northerly 90 feet to the point of beginning.

Being the same property conveyed to Ryan Barnstead, unmarried person by Warranty Deed from Patrick A. Mellott and Lauren Hills Mellott, husband and wife of record in Instrument No. 20221013-0112087 Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 13, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3720 Woodmont Lane, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1 DAY OF September, 2023.

Ryan Barnstead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1 of September, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 1, 2023 (date of document).

Affiant Signature

September 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of September, 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