This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-2065-KP

Karen Johnson Davidson County
Batch# 1055939 DEEDWARR
09/29/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230929-0076774

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of September, 2023.

Notary Public
My Commission Expires:

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Smith and Jordan Fucci 148 Parker Drive Nashville, TN 37013	New Owner	182 06 0B 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Donald R. Murvin and Linda S. Murvin, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lauren Hunter Smith and Jordan Reed Fucci, wife and husband**, hereinafter called the Grantee(s), his/her/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 14, as shown on the map entitled Major Subdivision Plat of Old Hickory Crossing, Phase 1, of record as Instrument No. 20210628-0087595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Donald R. Murvin and Linda S. Murvin, husband and wife, by General Warranty Deed from Patterson Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20211229-0171070, in the Register's Office of Davidson County, Tennessee, dated December 28, 2021 and recorded on December 29, 2021.

Being a part of the same property conveyed to Patterson Company, LLC, a Tennessee limited liability company, by Special Warranty Deed from Richard McAdams, an individual, of record in Instrument No. 20210721-0097622, in the Register's Office of Davidson County, Tennessee, dated July 14, 2021 and recorded on July 21, 2021. Also see Deed of Correction recorded in Instrument No. 20220201-0011433.

This is improved property located at: **148 Parker Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2023.

GRANTOR:

Donald R. Murvin

Linda S. Murvin

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald R. Murvin and Linda S. Murvin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202309290076774

Certificate of Authenticity

I, Tonya Loftin, 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 25, 2023

Date

Tonya Loftin

Affiant Signature

September 29, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of September, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)