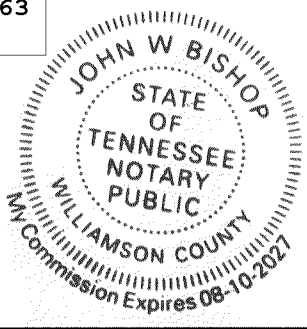
Karen Johnson Davidson County
Batch# 1057918 DEEDWARR
10/05/2023 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20231005-0078385



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $429,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of October, 2023.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Murphy Saint Philip, LLC, a Limited Liability Company	Cross Country Mortgage	084-11-0-167.00
(NAME)	(NAME)	
629 South Dunton Ave.	1795 International Way	
(ADDRESS)	(ADDRESS)	
Arlington Heights, IL 60005	Idaho Falls, ID 83402	

Warranty Deed

For and in Consideration of the sum of $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 **Katie Smith Green and Matthew Green, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Murphy~~Saint~~ Philip, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 214, as shown on the map entitled a Subdivision of C.R. Quarles Lands, Maplecrest, of record in Book 1835, pages 27 and 28, 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 KATIE SMITH, AN UNMARRIED WOMAN, by deed from JESSE CLYDE MOORE, MAYFORD LEE MOORE, AND ROGER DALE MOORE, of record as Instrument No. 20170419-0038211, dated April 6, 2017, said Register's Office.

The said Katie Smith having since married and is now known as Katie Smith Green.

This property is __unimproved _X_improved property known as: 2312 Modena Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

Witness our hands this 3rd day of October, 2023.

Katie Smith Green

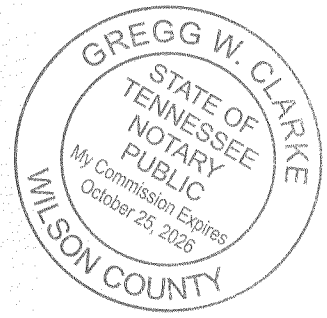
Matthew Green

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 3rd day of October, 2023.

Notary Public
My Commission Expires:



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 3rd day of October, 2023.

Affiant Signature

Date 10/3/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027