THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4322
Parcel ID: 091-15-0-075.00

Property Address:
238 54th Avenue North, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1058842 DEEDWARR
10/06/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231006-0079040

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Legends Bank
310 N. First St.
Clarksville, TN 37040

Name and Address of New Owner:
Rachel Kramer & Eli Motycka
238 54th Ave N.
Nashville, TN 37209

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **THOMAS MURPHY, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **RACHEL KRAMER, an unmarried person, and ELI MOTYCKA, an unmarried person, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** , hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in the 24th Civil District of Davidson County, Tennessee, and being more particularly described, according to a survey by John B. Kohl, III, dated February 17, 1994, as follows:

Beginning at a point in the easterly margin of 54th Avenue North, formerly Richland Avenue, said point being located 60 feet from the southerly margin of Nevada Avenue; thence, from said point with the line of Glasgow property (Book 4974, page 435, said Register's Office), East 90 feet, more or less, to a point; thence, southerly 90 feet to a point in the line now or formerly McConnell (Book 5005, page 806, said Register's Office); thence, with said line, westerly 78 feet, more or less, to the margin of 54th Avenue North; thence, with said margin 90 feet to the point of beginning.

Being the same property conveyed to THOMAS MURPHY, an unmarried man by Deed dated April 14, 2020 from IDEAL PROPERTIES, LLC, a Tennessee Limited Liability Company, recorded May 12, 2020, in Instrument Number 20200519-0051643, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 238 54th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 3rd day of October, 2023.

THOMAS MURPHY

STATE OF South Carolina
COUNTY OF Charleston

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named THOMAS MURPHY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

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

Notary Public

My Commission Expires:
12-30-2030

SIOBHAN W. GOODWIN NOTARY PUBLIC STATE OF SOUTH CAROLINA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $550,000.00.

Affiant

SWORN TO and subscribed before me on this 5 day of October, 2023.

Notary Public

My Commission Expires:

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

True Copy Certification

I, **Tonya Cherry,** 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 3 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