Warranty Deed

Karen Johnson Davidson County Batch# 1059958 DEEDWARR 10/12/2023 10:25:30 AM 3 pgs Fees: $18.00 Taxes: $1,846.30 20231012-0079942	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,000.00 Affiant Subscribed and sworn to before me, this the 10th day of October, 2023. Notary Public My commission expires:

D HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kristy L. Murphy Cindy A. Murphy	Same as	083-07-0-138.00
20351 Wells Dr	New owner	
Woodland Hills CA 91364		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JA PLUS 2, A TENNESSEE PARTNERSHIP***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTY L. MURPHY AND CINDY A. MURPHY, A MARRIED COUPLE**, 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 No. 12 of Block "B" on the Plan of Tillman Subdivision, Part 1 of record in Plat Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael L. Brewer, unmarried of record in Instrument No. 20160120-0006015 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 20, 2016.

Being the same property conveyed to Jarred McNeal, a married man by Quitclaim deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170124-0007777 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 24, 2017.

Being the same property conveyed to JA+2, a Tennessee general partnership by Quit Claim deed from Jarred McNeal, a married man of record in Instrument No. 20220826-0096330 Register's Office for Davidson County, Tennessee, dated August 24, 2022 and recorded on August 26, 2022.

*The partnership name has been changed from JA+2 to JA Plus 2.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 704 Powers Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of October, 2023.

JA Plus 2, a Tennessee Partnership

By: _____
Jarred McNeal, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of JA Plus 2, a Tennessee Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of October, 2023.

_____
Notary Public

My Commission Expires: 3-3-26

STATE OF TENNESSEE NOTARY PUBLIC

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 10, 2023**.

Date

DHardwick

Affiant Signature

October 11, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026