THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Davidson) COUNTY OF Tennessee) The actual consideration or value, whichever is greater, for this transfer is: $3,145,000.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2023. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Hope Valley Trust 205 Leonard Avenue Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 104-13-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL G. MURPHY AND SARA A. MURPHY, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HOPE VALLEY TRUST**("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of the Eberling Property of record in Plat Book 8250, Page 201, 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 Daniel G. Murphy and Sara A. Murphy, husband and wife by Warranty deed from Stone Oak Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20181227-0125550 Register's Office for Davidson County, Tennessee, dated December 26, 2018 and recorded on December 27, 2018.

This is improved property commonly known as: **205 Leonard Avenue Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Karen Johnson Davidson County
Batch# 1069953 DEEDWARR
11/09/2023 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $11,636.50
20231109-0087619

IN WITNESS WHEREOF, Grantors have executed this instrument on this 6th day of November 2023.

Daniel G. Murphy by [signature] attorney in fact
DANIEL G. MURPHY BY JENNIFER S. GHANEM
AS ATTORNEY IN FACT

Sara A. Murphy by [signature] attorney in fact
SARA A. MURPHY BY JENNIFER S. GHANEM AS
ATTORNEY IN FACT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JENNIFER S. GHANEM** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DANIEL G. MURPHY AND SARA A. MURPHY**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of November 2023.

[signature]
Notary Public
My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/9/2023 (date of document).

Affiant Signature

11/9/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

