RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073979 DEEDWARR
11/21/2023 10:21:59 AM 5 pgs
Fees: $28.00 Taxes: $1,572.50

20231121-0090524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 ($425,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF NOVEMBER, 2023.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Murphy Road Partners, LLC (NAME)	**NEW OWNER** (NAME)	**132 01 0 003.00**
4103 Rockdale Avenue Nashville, TN 37204 (ADDRESS)	**4117 Hillsboro Pike, Suite 103-265 Nashville, TN 37215** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17th day of November, 2023, the undersigned **CLIFFORD RUSSELL, RALPH MCCRACKEN, JOHN HALL RUSSELL, AND DAVID MCCRACKEN AS BENEFICIARIES OF THE ESTATE OF HOLLIE MAE PARKER RUSSELL, AND CLIFFORD RUSSELL AND RALPH MCCRACKEN AS CO-EXECUTORS OF THE ESTATE OF HOLLIE MAE PARKER RUSSELL**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MURPHY ROAD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4103 ROCKDALE AVENUE, NASHVILLE, TN 37204** and more particularly described as follows:

Being Lot No. 14, Block 13, on the Map of College Park, as of record in Book 843, Page 29, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Hollie Mae Parker Russell, by Final Decree Order No. 74975 in the First Circuit Court for Davidson County, Tennessee, of record in Book 4870, Page 230, in the Register's Office of Davidson County, Tennessee, dated October 15, 1974, and recorded on November 22, 1974. The said Hollie Mae Parker Russell died on January 2, 2023. She was the mother of four sons, Ralph McCracken, David McCracken, Clifford Russell, and John Russell. Ralph McCracken and Clifford Russell were appointed Co-Executors of her estate.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of November, 2023.

GRANTOR: Clifford Russell, beneficiary

STATE OF COLORADO)
COUNTY OF EAGLE)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Clifford Russell**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of November, 2023.

Notary Public

6/21/2025
My Commission Expires

SHEILA L SANCHEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134039222
MY COMMISSION EXPIRES 06/21/2025

GRANTOR: Clifford Russell, co-executor

STATE OF COLORADO)
COUNTY OF EAGLE)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Clifford Russell**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of November, 2023.

Notary Public

06/21/2025
My Commission Expires

SHEILA L SANCHEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134039222
MY COMMISSION EXPIRES 06/21/2025

GRANTOR: Ralph McCracken, beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ralph McCracken**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of November, 2023.

Notary Public My Commission Expires

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

GRANTOR: Ralph McCracken, co-executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ralph McCracken**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of November, 2023.

Notary Public My Commission Expires

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

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GRANTOR: ~~John~~ Hall Russell, beneficiary

STATE OF ~~TENNESSEE~~) Georgia
COUNTY OF ~~DAVIDSON~~) DeKalb

Personally, appeared before me, a Notary Public of the aforesaid authority, **John Hall Russell**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of November, 2023.

Notary Public

12/08/2023
My Commission Expires

TIARA C. BURNS
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/8/2023
DEKALB COUNTY, GEORGIA

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GRANTOR: David McCracken, beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **David McCracken**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of November, 2023.

Notary Public

My Commission Expires

