WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/12/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 10/04/2027

Karen Johnson Davidson County
Batch# 1081375 DEEDWARR
12/13/2023 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20231213-0095876

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4581

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Mindful Home Solutions II, LLC a Tennessee Limited Liability Company	**Mindful Home Solutions II, LLC a Tennessee Limited Liability Company**	061-16-0-141.00
1025 Maynor Ave	1025 Maynor Ave	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Harry Patrick Murphy and Gayla Murphy Penick

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company

This property is not the principal residence of Grantors, their respective spouses (if any) or dependents, as defined by statute

HEREINAFTER CALLED THE GRANTEE(S), 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. 20 of Block C on the Map of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the easterly side of Greenland Avenue and runs back between lines, 151.5 feet on the northerly line and 169.5 feet on the southerly line, to a dead line on which it measures 53.1 feet.

Being the same property conveyed to Harry M. Murphy and wife, Frances W. Murphy, by Warranty Deed from H. S. Brooks and wife, Lula C. Brooks, of record in Book 1679, Page 107, Register's Office for Davidson County, Tennessee, dated January 08, 1949 and recorded on January 11, 1949.

Harry M. Murphy, having died on November 6, 2006, his interest in said property vesting in Frances W. Murphy as the surviving tenant by the entirety.

Frances W. Murphy, having died intestate on August 3, 2014, her interest in said property vesting in her heirs at law: Harry Patrick Murphy and Gayla Murphy Penick, as shown in Affidavits of Heirship recorded in Instrument No. 20230907-0070353, Instrument No. 20230907-0070352, and Instrument No.

20230907-0070351, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1337 Greenland Avenue Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on December 12, 2023}.

Harry Patrick Murphy

Gayla Murphy Penick

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Harry Patrick Murphy and Gayla Murphy Penick, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 12, 2023.

Notary Public

My Commission Expires: 8/8/2027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC

File #: 2023-4581

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Ave.
Nashville, TN 37210
File No.: RES-23-1337

Certificate of Authenticity

I, Tiffany Recker, 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 December 12, 2023.

Affiant Signature

12/12/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12 day of December, 2023.

Notary's Signature

My Commission Expires: 10/04/27

Notary's Seal



File No. RES-23-1337