Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1086122 DEEDWARR
12/28/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20231228-0099569

39-B
File #23-1270
RETURN TO:
APPERSON CRUMP PLC
6000 POPLAR AVE SUITE 150
MEMPHIS, TN 38119
AC2311006Scm

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Duaine Duchamp Murphree and Nanci Jean Murphree, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Wiggins, Trustee of Wiggins Revocable Trust dated March 12, 2018, and Marcus Wiggins, a married person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot 34, Final Plat of Donelson Downs, a Planned Unit Development, of record in Instrument No 201902210015852, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Duaine Duchamp Murphree and Nanci Jean Murphree, husband and wife by Deed from BMCH Tennessee, LLC, a Delaware limited liability company, dated September 29th, 2020, of record in Instrument No. 20201001-0113239, and corrected by Scrivener's Affidavit of record in Instrument No. 20231115-0089008, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2976 Jenry Drive, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Wiggins Revocable Trust Marcus Wiggins 2976 Jenry Drive Nashville, TN 37214	WIGGINS REVOCABLE TRUST MARCUS WIGGINS 8600 BEVERLY HILLS AVENUE NORTHEAST ALBUQUERQUE, NM 87122	085-14-0B-034.00

WITNESS THE EXECUTION HEREOF this 1st day of December, 2023.

Duaine Duchamp Murphree

Nanci Jean Murphree

State of Tennessee)
County of Davidson)

On this 1st day of December, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Duaine Duchamp Murphree and Nanci Jean Murphree, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA X POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 670,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of December, 2023.

Notary Public

My Commission Expires: 12/20/2025

CONNIE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES

I, Robert E. Tribble, Jr., 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 12-01-2023.

Affiant Signature

December 27, 2023
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 27th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/06/2025

ELLEN L. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/06/2025
SHELBY COUNTY