NEW OWNER:
BOBBIE N. MURPHY
316 THUNDER PLACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-1540

Map & Parcel
064120A31600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1087699 **DEEDWARR**
01/02/2024 02:50:11 PM 3 pgs
Fees: $18.00 Taxes: $888.00



20240102-0000334

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WANDA MCKEE BATES, EXECUTRIX OF THE ESTATE OF FRANKLIN DELANO MCKEE, WANDA MCKEE BATES, and WILLIAM NEAL MCKEE,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL MURPHY, a single man, BOBBIE N. MURPHY and HARRY PATRICK MURPHY, wife and husband, joint tenants with right of survivorship**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 316, of Fox Run Condominiums, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to FRANKLIN D. MCKEE and wife, FAYE W. MCKEE, by Installment Deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, d/b/a Fox Run Company, a partnership, dated May 31, 1989, and of record in Book 7854, Page 917, Register's Office for DAVIDSON County, Tennessee. Franklin D. McKee and Faye W. McKee remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Faye W. McKee; therefore, Franklin D. McKee is the surviving tenant

by the entirety to the property herein. Franklin D. McKee a/k/a Franklin Delano McKee is now deceased, having died a widower and testate on July 29, 2023 in Davidson County, Tennessee. For further reference to title, see the Estate of Franklin Delano McKee, Case No. 23P1584, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), whereby pursuant to his Last Will and Testament, he devised his interest in the property herein to Wanda McKee Bates (niece) and William Neal McKee (nephew).

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **316 THUNDER PLACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 118, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of December, 2023.

ESTATE OF FRANKLIN DELANO MCKEE

Wanda McKee Bates, Executrix

BY: WANDA MCKEE BATES, EXECUTRIX

Wanda McKee Bates

WANDA MCKEE BATES

William Neal McKee

WILLIAM NEAL MCKEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WANDA MCKEE BATES, EXECUTRIX OF THE ESTATE OF FRANKLIN DELANO MCKEE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of December, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WANDA MCKEE BATES and WILLIAM NEAL MCKEE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of December, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of December, 2023.

NOTARY PUBLIC

My commission expires: 3/6/27

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY