Karen Johnson Davidson County
Batch# 1095708 DEEDWARR
01/30/2024 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240130-0006343

This Instrument Prepared By:

PARAMOUNT MURFREESBORO TITLE & ESCROW
303 N. Walnut St.
Murfreesboro, Tennessee 37130
615-928-2880

ADDRESS NEW OWNER
Rebekah and David Phinney
729 McMurray Dr
Nashville, TN 37211

SEND TAX BILLS TO
Mortgagee

MORTGAGEE
Canopy Mortgage, LLC
360 Technology Court, Suite 200
Lindon, Utah 84042

MAP: **161**
GROUP: **6**
PARCEL: **277**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **VERNON FAMILY HOLDING, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **REBEKAH PHINNEY and DAVID PHINNEY, wife and hsuband,** hereinafter called the "GRANTEES," their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No.1, McMurray Estates, according to plat and survey of same appearing of record in Book 4715, page 46, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Vernon Family Holding, LLC, a Tennessee limited liability company, by Warranty Deed dated April 28, 2022, of record in Instrument No. 20220502-0050461, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 4715, page 46, Register's Office of Davidson County, Tennessee.

The captioned property is subject to Declaration of Covenants, Conditions and Restrictions of record per plat of record in Plat Book 4715, page 46, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 729 McMurray Drive, Nashville, Tennessee 37211.

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, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and assigns, 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, this 25th day of January, 2024.

VERNON FAMILY HOLDING, LLC,
a Tennessee limited liability company

By: Randall Lamar Vernon / Chief Manager
Randall Lamar Vernon,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Randall Lamar Vernon,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Vernon Family Holding, LLC, a Tennessee limited liability company**, the within named bargainor, a Tennessee limited liability company, and that he as such authorized Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee limited liability company as such authorized Chief Manager.

WITNESS MY HAND and official seal at office on the 25th day of January, 2024.

TARA STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 02-24-2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$495,000.00.**

Margo Deamberger
AFFIANT

Subscribed and sworn to before me on this 25th day of January, 2024.

TARA STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 02-24-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 1/25/2024.

Affiant Signature – Joshua A. Terry

1/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/29/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27