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

BOX 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $564,900.00.

Affiant

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this 1st day of March, 2024.

Notary Public
My commission expires: My Commission Expires 10/4/27

Karen Johnson Davidson County
Batch # 1106913 DEEDWARR
03/04/2024 09:47:07 AM 2 pgs
Fees: $13.00 Taxes: $2,090.13

20240304-0014681

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Julie Sullivan Girsch And Kevin Lawrence Girsch 4080 Liberton Way Nolensville, TN 37135	Legacy Home Loans DBA Steadfast Mortgage 1036 Stearman Drive, Ste 6 White House, TN 37188-5243	187-09-0A 132.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DYLAN R. MURRAY AND SARAH E. MURRAY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JULIE SULLIVAN GIRSCH AND KEVIN LAWRENCE GIRSCH, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Phase Seven Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170210-0014146, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dylan R. Murray and Sarah E. Murray, husband and wife, by deed dated 12/04/2017, from TR&D Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20171207-0124956, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4080 Liberton Way, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of March, 2024.

Dylan R. Murray

Sarah E. Murray

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dylan R. Murray and Sarah E. Murray, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2024.

My commission expires: 9/21/26

Notary Public

