WARRANTY DEED

Karen Johnson Davidson County
Batch# 1109476 DEEDWARR
03/11/2024 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240311-0016588

File No. DH-24-6107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgia F. Murphy, Trustee of Georgia F. Murphy Trust dated June 27, 2014	Georgia Murphy	
(NAME) 4311 Burrus Street	(NAME) 2003 Costa Del Mar Rd Unit 179	061-07-0-211.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Carlsbad CA 92009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brandon Shannon Lipps and Brooklynn Paige Lipps, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Georgia F. Murphy, Trustee of Georgia F. Murphy Trust dated June 27, 2014**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
TRACT NO. 1

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 69 on the Map of I.C. McMahan' s Subdivision of the Maplewood Tract, as of record in Book 547, Page 78, Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Richland Street, 182.5 feet South of the South margin of Maplewood Road; thence Westerly parallel to the South margin of said Maplewood Road, 250 feet to a point; thence South 1 degree West 61.5 feet, more or less, to a point which is 75 feet North of the common line between Lots 69 and 44; thence Easterly 250 feet, more or less, to the Westerly margin of Richland Street; thence with the margin of the same Northerly 50 feet to the beginning.

TRACT NO. 2

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 69 on the Map of I.C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, Page 78, Register's Of\u64257?ce for said County, described as follows:

Beginning at a point in the Westerly margin of Burros Street (formerly Richland Street) said point being 125 feet, more or less, Northerly along said street from the common corner between Lot No. 44 and 69 on the Plan of I.C. McMahan's Subdivision of the Maplewood Lands; thence in a Westerly direction, 250.1 feet, more or less, to a point; thence Northerly 5 feet, more or less, to an iron pin the Southwesterly margin of the property conveyed to Billy Wayne Dorris and wife, Linda Gail Dorris, by deed of record in Book 4484,

Page 755, said Register's Office; thence Easterly 250 feet to the Westerly margin of Burrus Street; thence along said street in a Southerly direction 12.5 feet, more or less, to the beginning.

Being the same property conveyed to Brandon Shannon Lipps and Brooklyn Paige Lipps, husband and wife, by Warranty Deed from KP Capital 4 LLC, a Tennessee limited liability company, dated February 13, 2020 and recorded February 14, 2020 in Instrument No. 20200214-0017266, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 4311 Burrus Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with 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 is 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/our hand this 7th day of March, 2024.

Brandon Shannon Lipps

Brooklynn Paige Lipps by Brandon Shannon Lipps as attorney in fact

Brooklynn Paige Lipps by Brandon Shannon Lipps, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Brandon Shannon Lipps and Brandon Shannon Lipps, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Brandon Shannon Lipps with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for Brooklynn Paige Lipps and that this instrument was executed on behalf of the said Brooklynn Paige Lipps for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____202403110016587_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this ~~xx~~ 7th day of March, 2024.

NOTARY PUBLIC

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Brandon Shannon Lipps, 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 March 7, 2024.
Date

Affiant Signature

March 11, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of March, 20 24.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026