Karen Johnson
Batch # 1110071
03/12/2024 10:40:21 AM
Fees: $18.00 Taxes: $1,295.00
Davidson County
DEEDWARR
3 pgs
20240312-0017023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-19-25
(AFFIX SEAL)

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2024.0018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
LT Ventures, LLC, a Tennessee Limited Liability Company	LT Ventures, LLC, a Tennessee Limited Liability Company	053 03 0 048.00
(NAME)	(NAME)	
311 Bluebird Dr.	New Owner	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JIMMY P. MURPHY AND LISA K. MURPHY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 1205 Jones Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 our hands this 6th day of March, 2024.

Jimmy P. Murphy

Lisa K. Murphy

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 6th of March, 2024 before me personally appeared Jimmy P. Murphy and Lisa K. Murphy, 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 (or person's) free act and deed.

Witness my hand and seal this 6th day of March, 2024.

Notary Public

My Commission Expires: 11-19-25

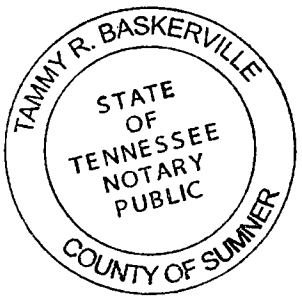


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 106 on the Plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy P. Murphy by Warranty Deed from Cindi R. Ethridge dated April 4, 2003 and recorded on April 9, 2003, Instrument No. 20030409-0047352, Register's Office for Davidson County, Tennessee.

Lisa K. Murphy, spouse of Jimmy P. Murphy, joins in this conveyance for the purpose of conveying any interest she may have in the above described property, particularly marital interest.

Commonly known as 1205 Jones Street, Old Hickory, TN 37138