Karen Johnson Davidson County
Batch# 1121635 DEEDWARR
04/11/2024 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20240411-0025709

Warranty Deed

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00 Affiant Subscribed and sworn to before me, this the 4th day of April, 2024. Notary Public My commission expires: 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Murphy and Heather Donihe Murphy	Same Owner	069-06-0B-033.00-CO
961 Ashland Place Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NORMAN M. SMITH AND HYON SUK SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK MURPHY AND HEATHER Murphy, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 33 of Ashland Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions Establishing Ashland Place Townhomes, a Horizontal Property Regime, of record in Instrument No. 20160826-0089473 and amendment recorded in Instrument No(s). 20161021-0111700 and Instrument No. 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739 and corrected Supplemental Declaration recorded in Instrument no. 20190619-0059213, in the Register's Office for Davidson County, Tennessee, and with said unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said declaration.

Being the same property conveyed to Norman M. Smith, a married man by Warranty Deed from RWA/Ashland Place LLC, a Tennessee limited liability company of record in Instrument No. 20211129-0157460 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

Being the same property conveyed to Norman N. Smith and Hyon Suk Smith, husband and wife by Quitclaim Deed from Norman M. Smith of record in Instrument No. 20211129-0157462 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 961 Ashland Place Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of April, 2024.

Norman M. Smith

Hyon Suk Smith

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Norman M. Smith and Hyon Suk Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2024.

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

Notary Public

My Commission Expires: 01.23.2026

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA

Subscribed and sworn to (or affirmed) before me on this 3rd day of APRIL, 2024, by NORMAN M. SMITH AND HYON SUK SMITH,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

(Seal) Signature

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **04/03/2024** [DATE].

AFFIANT SIGNATURE

04/11/024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **11th** day of **April**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

