WARRANTY DEED

Karen Johnson Davidson County
Batch# 1127697 DEEDWARR
04/26/2024 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20240426-0030276

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2024

Notary Public

MY COMMISSION EXPIRES: 12-21-2024

(AFFIX SEAL)

MST 2024-0411

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Patrick Murphy, Jr. & Kimberly Ruth Murphy	Shelter Lending Services, LLC	
(NAME)	(NAME)	
4067 Liberton Way	1245 Cheyanne Avenue, Suite 304B/304C	187-09-0A-106.00-CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Grafton, WI, 53024	
(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, WE, **Cameron Forras and Addison Forras, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Patrick Murphy, Jr. and Kimberly Ruth Murphy, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Phase Eight, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170816-0084229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cameron Forras and Addison Forras, husband and wife by Warranty deed from Patrick T. Bonner and Brenda B. Bonner, husband and wife of record in Instrument No. 20200330-0033833 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 30, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be

disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20170816-0084229, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130- 0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No.20171108-0114807 and Instrument No. 20180622-0060478 and Instrument No. 20181204-0118306, Book 5983, Page 685, Book 6253, Page 443, Book 6387, Page 867, Book 6898, Page 31, Book 6898, Page 495, Book 6938, Page 38, book 6940, Page 463, Book 6940, Page 458, Book 7118, Page 894, Book 7135, Page 746, Register's Office for Davidson County, Tennessee, Deed of Conveyance for Open Space of record in Instrument Number 20171108-0114808, in the Register's Office for Davidson County, Tennessee.

This property, known as 4067 Liberton Way, Nolensville, TN 37135
(House Number) (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 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 our hands this 25th DAY OF APRIL 2024.

Cameron Forras

Addison Forras

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cameron Forras and Addison Forras, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my ~~hand and~~ official seal at office, this 25th day of April, 2024.

Notary Public

My commission expires: 3/23/27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 April 26, 2024.

Affiant

Date: April 26, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 26th day of April, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY