Karen Johnson Davidson County
Batch# 1135394 DEEDWARR
05/15/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20240515-0035980

WARRANTY DEED

(SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/7/27

File #24-TC-1815-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Murphy and Meredith E. Murphy	**NEW OWNERS**	
(NAME)	(NAME)	
1815 4th Ave North	**1815 4th Ave. N**	**081 08 0 289.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LESLIE C. FOWLER, AKA BEAU FOWLER, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SEAN MURPHY, AND MEREDITH E. MURPHY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 on the Plan of D. T. McGavocks Subdivision Nashville, of record in Plat Book 21, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 38 fronts 50 feet on the Westerly margin of Fourth Avenue North and extends between parallel lines 161 feet, more or less, to an alley measuring 50 feet thereon.

Being the same property conveyed to Beau Fowler, a single man, by Warranty Deed from UrbanGate Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180829-0085862, in the Register's Office of Davidson County, Tennessee, dated August 27, 2018 and recorded on August 29, 2018. Beau Fowler and Leslie C. Fowler are one and the same.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. T. McGavocks Subdivision Nashville, as recorded in Plat Book 21, Page(s) 64.
* Easement for Public Right-Of-Way, recorded in Instrument No. 20170914-0094017.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1815 4th Avenue North, Nashville, TN 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th day of May, 2024.

Leslie C. Fowler, aka Beau Fowler

Megan Fowler

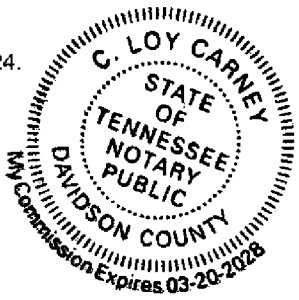
***MEGAN FOWLER**, spouse of **LESLIE C. FOWLER**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **MEGAN FOWLER** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2024, before me personally appeared Leslie C. Fowler, aka Beau Fowler, 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 15th day of May, 2024.

Notary Signature
My commission expires:

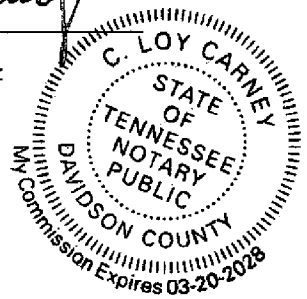


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2024, before me personally appeared Megan Fowler, 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 15th day of May, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, George Mudter, 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 5/15/24 (date of document).

Affiant Signature

5/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

