Karen Johnson Davidson County
Batch# 1135655 DEEDWARR
05/16/2024 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20240516-0036314

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37204-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
AH Harlin Partners Trust ATTN: Christine Hill, Trustee 8221 Middlewick Lane Nolensville TN 37135	PO Box 1084 Nolensville TN 37135	060-14-0-010.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mikie Murphy** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **AH Harlin Partners Trust UAD December 6, 2022** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

> Land in Davidson County, Tennessee, being Lot Nos. 47, 48 and 49 on the Map of J. B. Haynie's Dudley Belle Plan, of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.
>
> LESS AND EXCEPT that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 10005, Page 215, Register's Office of Davidson County, Tennessee.
>
> Being all of the same property conveyed to Leonard Waller by Special Warranty Deed dated August 25, 2006, from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2004-R7, under the Pooling and Servicing Agreement dated as of July 1, 2004, by AMC Mortgage Services Inc., Attorney-in-fact, of record in Instrument No. 20060901-0108142, Register's Office for Davidson County, Tennessee. The property was further conveyed to Mikie Murphy by Quitclaim Deed dated March 17, 2023, from Leonard Waller, of record in Instrument No. 20230725-0057372, said Register's Office.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15 day of May, 2024.

Mikie Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mikie Murphy, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15 day of May, 2024.

Notary Public
My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 15 day of May, 2024.

Notary Public
My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 060-14-0-010.00. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

4. Subject to right-of-way and temporary easements as set out in the Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10005, Page 215, Register's Office for Davidson County, Tennessee.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 May 15, 2024.

Mike Boyd, Esq.
Date: May 16, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this May 16, 2024.

Notary Public
My commission expires: Sept 8th, 2025

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY