WARRANTY DEED

Karen Johnson
Batch # 1139515
05/24/2024 02:35:22 PM
Fees: $13.00 Taxes: $906.50

Davidson County
DEEDWARR
2 pgs

20240524-0038985

Y-2STKS-24-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
II Stacks, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**082-07-0-476.00**
2202 9th Ave. S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **TROY LEON MURPHY, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **II STACKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 a part of Lot No. 1 on the Map of Sarah Hart Homestead Tract of record in Book 57, Page 151, in the Register's Office for Davidson County, Tennessee, and being a part of a lot shown on survey of part of said Lot No. 1 made by S.M. McMurray of record in Book 421, Page 8, said Register's Office and being further Lot No. 7 on an unregistered copy of a subdivision of said Lot No. 1, made by T.R. Sanford, September 27, 1949, as follows:

Said Lot No. 7 fronts 43 feet on the South side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 86 feet East of the Easterly margin of North Fifth Street, 120 feet to a dead line.

Being the same property conveyed to Willie L. Gardner and wife, Rosa Mae Gardner by Installment Deed from Leon Gilbert, an unmarried man of record in Book 4076, Page 729, Register's Office for Davidson County, Tennessee, dated November 01, 1966 and recorded on November 10, 1966.

The said Willie L. Gardner having died and vested to Rosa Mae Gardner as surviving tenant.

The said Rosa Mae Gardner having died on or about June 7, 2018, with the Estate of Rosa Mae Gardner being administered under Docket No. 18P1580, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Roy Bohannon by Executor's Deed from Roy Bohannon, Executor and Personal Representative to The Estate of Rosa Mae Gardner of record in Instrument No. 20230601-0041270 Register's Office for Davidson County, Tennessee, dated May 31, 2023 and recorded on June 01, 2023.

Being the same property conveyed to Troy Leon Murphy, Jr., unmarried by Quitclaim Deed from Roy Bohannon, married of record in Instrument No. 20230911-071206 Register's Office for Davidson County, Tennessee, dated September 07, 2023 and recorded on September 11, 2023.

Scrivener's Affidavit recorded in Instrument No. 20231031-0085186.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 57, Page 151 and Book 421, Page 8, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **504 Arrington Street, Nashville, Tennessee 37207**.

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 22nd DAY OF MAY, 2024.

Troy Leon Murphy, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of May, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212