Karen Johnson
Batch # 1143953
06/06/2024 10:42:26 AM
Fees: $13.00 Taxes: $4,070.00
Davidson County
DEEDWARR
2 pgs
20240606-0042413

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2024.

Notary Public

My commission expires: 9-6-26

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:
Ryan Muffley and Michelle Muffley	Box Home Loans Div. of Canopy Mortgage	072-12-0H-001.00-CO
2103 Fernwood Drive	3160 Technology ct.	ste. 200
Nashville, TN 37216	Lindon, Utah 84042	

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, **LAURIE ADAMS READ AND MATTHEW ARTHUR READ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN MUFFLEY AND MICHELLE MUFFLEY**, **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:

Land in Davidson County, Tennessee, being Unit No. 2101A in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes At 2101 Fernwood Drive, A Horizontal Property Regime With Private Elements of record in Instrument No. 20160824-0088814, 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 a portion of the same property conveyed to Laurie Barker Adams by Warranty deed from Lyndell B. Edmondson, f/k/a Lyndell B. Keys of record in Instrument No. 20160111-0002789, in the Register's Office for Davidson County, Tennessee, dated January 8, 2016 and recorded on January 11, 2016.

Being a portion of the same property conveyed to Ferwood Ranch, LLC, a Tennessee limited liability company by Quitclaim deed from Laurie Barker Adams, a single woman of record in Instrument No. 20160804-0081108, in the Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on August 4, 2016.

Being the same property conveyed to Laurie Adams Read and Matthew Arthur Read, wife and husband by Quitclaim deed from Fernwood Ranch, LLC, a Tennessee limited liability company of record in Instrument No. 20180326-0028093, in the Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 26, 2018.

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 2103 Fernwood Drive, Nashville, TN 37216, 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 28th day of May, 2024.

Laurie Adams Read

Matthew Arthur Read

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laurie Adams Read and Matthew Arthur Read, 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 28th day of May, 2024.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025