Karen Johnson Davidson County
Batch# 1183707 DEEDWARR
09/19/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20240919-0072822

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $472,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/17/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12762-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brian Meythaler and Denise P. Meythaler	**Rocket Mortgage, LLC**	128 12 0A 078.00-CO
320 Old Hickory Boulevard #1501	1050 Woodward Ave	
Nashville, TN 37221	Detroit, MI 48226-1906	

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Leslie H. Murphy, and James Garnett Murphy

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Meythaler and Denise P. Meythaler, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 78, Building No. 15, on the Plan of Section 13, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 8 to the Master Deed, of record in Instrument No. 20020313-0031656, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register' s Office, for a more complete identification and description of such unit.

Being the same property conveyed to Matthew Campbell Murphy, unmarried by Warranty Deed from Tammi T. Turner, unmarried dated March 12, 2020 and recorded March 16, 2020 in Instrument No. 20200316-0029069, Register's Office of Davidson County, Tennessee.

Matthew Campbell Murphy, having died intestate on September 10, 2023, his interest in said property vesting in his heirs at law: Leslie H. Murphy and James Garnett Murphy as shown in probate of record in Case No. 23P1928, Seventh Circuit Court (Probate Division) for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 320 Old Hickory Boulevard #1501 Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on September 17, 2024.

Leslie H. Murphy

James Garnett Murphy

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, Leslie H. Murphy and James Garnett Murphy, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 17, 2024.

Notary Public

My Commission Expires: 08/07/2027

JEANNE PEMBERTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-7-2027

File #: 2024-12762-NASH
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 17, 2024.

J. Carlton Drumwright

September 17, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 17, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY