Karen Johnson Davidson County
Batch# 1188418 DEEDWARR
10/01/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20241001-0076084

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $825,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Max S. Murphy, Trustee **Jorinda C. Murphy, Trustee**	**New Owner**	**16900008200**
8340 Highway 100	**Property Address**	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Audrey Lynn Williams and Cynthia Heatherly, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Max S. Murphy and Jorinda C. Murphy, Trustees of The Max S. Murphy and Jorinda C. Murphy Revocable Trust dated the 10th day of November, 2022

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5, Plan of Natchez Trace Estates, Section I, of record in Book 4460, Page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Audrey Lynn Williams and Cynthia Heatherly, as tenants in common, by Quitclaim Deed from Audrey Lynn Williams, Ryan Leighton Heatherly, and Cynthia Heatherly, dated July 17, 2023, of record in Instrument No. 20230719-0055626, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sherwin L Heatherly, by Quitclaim Deed from Theresa L Heatherly, dated October 13, 2014, of record in Instrument No. 20141230-0118881, in the Register's Office for Davidson County, Tennessee. Sherwin L Williams died intestate on October 6, 2022, leaving Audrey Lynn Heatherly, now Williams, Ryan Leighton Heatherly, and Cynthia Heatherly as his sole heirs at law. Reference is hereby made to Affidavit of Heirship of record in Instrument No. 20230719-0055624 AND ___20241001007608 3_____, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 8340 Highway 100, 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, their heirs and assigns forever; and we do covenant with 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.

Audrey Lynn Williams Date: 9/30/24
Audrey Lynn Williams

Cynthia Heatherly Date: 9/30/24
Cynthia Heatherly

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Audrey Lynn Williams and Cynthia Heatherly, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MARK B. LEEDOM
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/30/24 (date of document).

Jennifer Russell
Affiant Signature

10/1/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

