Karen Johnson Davidson County
Batch# 1217300 DEEDWARR
12/17/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,028.45
20241217-0097971

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $818,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Murphy	**New Owner**	018-00-0-151.00
(NAME)	(NAME)	
6325 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Ronald M. Sokoloff Living Trust, dated August 29, 2001**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leslie Murphy, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, identified as Tract No. 3, according to a survey dated 03/19/1998 by Richard C. Kessinger, Registered Land Survey, License No. 1038, as follows:

Beginning at an iron pin in the Southerly margin of Lickton Pike, said point being South 67 degrees 06' 12" East 108.83 feet to a point; thence, South 67 degrees 37' 51" West 59.82 feet to a point; thence, South 67 degrees 37' 51" West 40.00 feet to a point; thence South 69 degrees 27' 55" West 68.23 feet to a point; thence South 72 degrees 33' 14" West 96.13 feet from the Northeasterly corner of the property conveyed to Michael Roy Cavitt; thence leaving Lickton Pike with the line of Tract 2, South 08 degrees 02' 40" East 1,340.00 feet to an iron pin; thence North 86 degrees 33' 07" West 485.67 feet to an iron pin; thence North 06 degrees 57' 00" West 1,231.27 feet to an iron pin in the Southerly margin of Lickton Pike; thence with said margin of said Pike, North 88 degrees 13' 28" East 40.00 feet to an iron pin; thence North 85 degrees 43' 38" East 70.26 feet to an iron pin; thence North 85 degrees 32' 45" East 91.58 feet to an iron pin; thence North 79 degrees 50' 57" East 62.62 feet to an iron pin; thence North 79 degrees 50' 57" East 25.92 feet to an iron pin; thence North 78 degrees 24' 41" East 18.12 feet to an iron pin; thence North 78 degrees 24' 41" East 60.91 feet to an iron pin; thence North 75 degrees 47' 23" East 88.65 feet to an iron pin; thence North 72 degrees 33' 14" East 40.00 feet to an iron pin marking the point of the beginning and containing 13.60 acres, more or less.
Being the same property conveyed to Ronald M. Sokoloff, Trustee of Ronald M. Sokoloff Living Trust dated August 29, 2001, by Warranty Deed from Richard J. Trest and wife, Deborah D. Trest, dated 11/13/2020, of record in Instrument No. 20201116-0134899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 6325 Lickton Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 11th day of December, 2024.

Ronald M. Sokoloff Living Trust dated August 29, 2001

By: _____, Trustee

Ronald M. Sokoloff, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald M. Sokoloff**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the **Trustee** of the **Ronald M. Sokoloff Living Trust, dated August 29, 2001** described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of December, 2024.

_____

Notary Public: LUKE MARTIN

My Commission Expires: 07-03-2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/16/2024 (date of document).

Affiant Signature

12/16/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL



202412170097971