Karen Johnson Davidson County
Batch# 1221263 DEEDWARR
12/30/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20241230-0101038

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-5917

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of December, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kuvan Ramazan Babiry 121 McKain Crossing Hendersonville, TN 37075	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	018-16-0-213.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Murphy Financial Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kuvan Babiry, a married man

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. 2 on the Plan of Moncrief Resub of Lots 26 Thru 28, as shown by plat of record in Plat Book 8250, Page 672, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cayman L. Lowe, a married man by Warranty Deed from Robert Geery and Lauren L. Geery, husband and wife of record in Instrument No. 20190903-0088562 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 03, 2019.
Being the same property conveyed to Murphy Financial Group, LLC, a Tennessee Limited

Liability Company by Quitclaim Deed from Cayman L. Lowe, unmarried of record in Instrument No. 20200917-0106223 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 17, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 329 Moncrief Ave, Goodlettsville, TN 37072

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 so 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 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 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.

Dated this the 19th day of December, 2024.

Murphy Financial Group, LLC, a Tennessee Limited Liability Company

By: _____
Cayman Lowe, Owner

STATE OF VIRGINIA
COUNTY OF Henrico

Before me, Lindsay LeBoeuf Daniel, notary of the state and county mentioned, personally appeared Cayman Lowe, Owner of Murphy Financial Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Murphy Financial Group, LLC, the within named bargainor, a Limited Liability Company, and that such Cayman Lowe, Owner of Murphy Financial Group, LLC as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, at office in Henrico, Virginia, this 19th day of December, 2024.

_____
Notary Signature
My commission expires: 3/31/2025

LINDSAY LEBOEUF DANIEL
Notary Public
Commonwealth of Virginia
My Commission Expires March 31, 2025
Commission ID# 7730954

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 12/19/24.

Affiant Signature – Joshua A. Terry

12/27/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27