STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2024.

Notary Public
MY COMMISSION EXPIRES: 1/22/2026
File No. 24-22397

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1222965 DEEDWARR
01/03/2025 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250103-0000495

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carissa Willcoxon and Adam Willcoxon (NAME)	Primary Residential Mortgage, Inc. (NAME)	016-00-0-111
7227 Apple View Road (STREET ADDRESS)	1480 No. 2200 West MAC 1003 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mitchell R. Murphy, an unmarried man, and AnnaMarie L. Murphy, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carissa Willcoxon and Adam Willcoxon, wife and husband**, 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:

Being Lot No. 9 on the Plan of Lama Terra, Section 1 of record in Plat Book 4860, Page 33, 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 Mitchell R. Murphy and AnnaMarie L. Murphy, husband and wife by Deed dated October 15, 2018 from Adrian B. Bassett, a single man, recorded October 17, 2018, in Instrument Number 20181017-0103063, in the Register's Office of Davidson County, Tennessee.

Mitchell R. Murphy and AnnaMarie L. Murphy are now divorced pursuant to the Final Divorce Decree in Docket Number 23D-1310, in the Fourth Circuit Court for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7227 Apple View Road, 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 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 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. Whenever 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/our hand(s) this 30th day of December, 2024.

X _____
Mitchell R. Murphy

X _____
AnnaMarie L. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2024, before me personally appeared Mitchell R. Murphy and AnnaMarie L. Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires: 11/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 12/30/2024 (date of document).

Affiant Signature

12/30/2024

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 30th day of December, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY