Karen Johnson Davidson County
Batch# 1242253 DEEDWARR
02/28/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $6,253.00
20250228-0015202

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149886**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,690,000.00. Hillary Murray Affiant Subscribed and sworn to before me, this 28th day of February, 2025. Notary Public My Commission Expires:

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 6, 2025

WARRANTY DEED

Address New Owner: Hillary Murray 1703 Blair Blvd Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 16 0 091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Malcolm Sewell and Frances Sewell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hillary Murray** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee and being the Westerly 75 feet of Lot No. 144 on the plan of BELMONT LAND COMPANY'S PLAN CALLED "BELMONT HEIGHTS" as of record in Plat Book 421, page 34, Register's Office for said County and more particularly described as follows:

SAID Part of said Lot No. 144 fronts 75 feet on the Southerly margin of Blair Boulevard, and extends back between parallel lines, along the Easterly margin of an alley, 200.2 feet, more or less, to an alley in the rear.

Being the same property conveyed to Malcolm Sewell and wife, Frances Sewell, by Warranty Deed from Peggy L. Kendall and husband Jonathan Sheehan, of record in Instrument No. 20110705-0050952, in the Register's Office of Davidson County, Tennessee, dated June 30, 2011 and recorded on July 05, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN CALLED "BELMONT HEIGHTS", as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 402, Page 769.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Structure recorded in Instrument No. 20191227-0134125.

This is improved property located at 1703 Blair Blvd Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2025.

Malcolm Sewell

Frances Sewell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Malcolm Sewell and Frances Sewell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or th 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 ar authenticated according to law on 2/28/25 (date of document).

Affiant Signature

2/28/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027