RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2025

Notary Public

COMMISSION EXPIRES _____

JOSEPH PRITT NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Commission Expires April 27, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1242758 DEEDWARR
03/04/2025 09 35 21 AM 2 pgs
Fees $13 00 Taxes $555 00

20250304-0015976

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Murphy Road Partners, LLC	Same As New Owner	044-15-0H-002-00
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brian Bequette,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Murphy Road Partners, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Tract I:
Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit "B" of One Thousand Nine Debow Street, a Horizontal Property Regime With Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument Number 20200623-0067197, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of One Thousand Nine Debow Street, the plat filed at Exhibit "B" and the By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements and voting percentages appurtenant to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to Brian Bequette by Warranty Deed from Mark Rothschild, married, filed for record on August 4, 2020 as Instrument No. 20200804-0086172, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit "C" of Lakeside Cottages, a Horizontal Property Regime With Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument Number 20170713-0070434, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lakeside Cottages, the plat filed at Exhibit "C" and the By-laws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements and voting percentages appurtenant to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to Brian Bequette by Warranty Deed from 5 Dog Properties, LLC, a Tennessee limited liability company, filed for record on August 4, 2020 as Instrument No. 2020080-0086205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is Unimproved property, known as 1012 Dodson Street, Old Hickory, TN 37038 and 1003 B Debow Street Old Hickory, TN 37138

(House Number) (Street) (P O Address) (City or Town) (State) (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 GRANTEES, their heirs, successors 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, successors 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

Witness our hands this 12th day of February, 2025

Brian Bequette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Brian Bequette,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained

WITNESS my hand and seal this 12th day of February, 2025

Notary Public

Commission Expires 9.8.2025

