Prepared by
Record and Return To
Fidelman and Rosenthal Title, Inc
1 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson
Batch # 1253277
03/28/2025 09 48 00 AM
Fees $13 00 Taxes $3,071 00

Davidson County
DEEDWARR
2 pgs

20250328-0023256

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

Notary Public
MY COMMISSION EXPIRES
File No G25-22724

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kristen Mary Wohl and Diana Catherine Wohl	New Owner	84-5-E-2 CO
(NAME)	(NAME)	
2611B Tiffany Drive		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(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, **Mark Murphy and Allison Murphy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Mary Wohl and Diana Catherine Wohl, a married couple**, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2611 Tiffany Drive, a Horizontal Property Regime with Private Elements of record as Instrument No 20210126-0011765 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Mark Murphy and Allison Murphy, husband and wife by Deed dated December 30, 2021 from M Squared LLC, recorded January 5, 2022, in Instrument Number 20220105-0001974, in the Register's Office of Davidson County, Tennessee

As part of the consideration for this deed, grantee hereby assumes and agrees to pay the unpaid balance of principal and interest is the amount of $637,616 00 on a loan secured by a security deed from the grantor herein to MERS, Inc , as a nominee for Mortgage Research Center, LLC dba Veterans United Home Loans (lender) which deed is recorded in Instrument Number 20220105-0001975 of the deed records in Sumner County, State of Tennessee, and also hereby assumes the obligation of Mark Murphy and Allison Murphy (veteran) under the terms of the instruments creating said loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or issuance of the indebtedness above mentioned The holder of said security deed shall have the right to exercise the power of sale contained herein in the name of the original grantor, notwithstanding this or any other assumption of the mortgage debt

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 2611B Tiffany Drive, Nashville, TN 37206

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 21st day of March, 2025

Mark Murphy

Allison Murphy

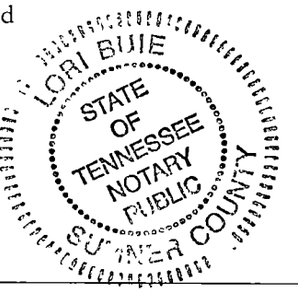
STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

On this 21st day of March, 2025, before me personally appeared Mark Murphy and Allison 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 21st day of March, 2025

Lori Buie

Notary Signature
My commission expires 6/29/27



PREPARED BY AND RETURN TO

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