THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF Cheatham
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $765,000.00
Karen Johnson Davidson County Batch# 1254744 DEEDWARR 04/01/2025 10:47:30 AM 3 pgs Fees: $18.00 Taxes: $2,830.50 20250401-0024558	Affiant Subscribed and sworn to before me, this 31 day of March, 2025. Notary Public My Commission Expires: 7/25/26

CHEATHAM COUNTY DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Mikaal Kahn 2206 White Avenue A Nashville, TN 37204	New Owner	Tax Parcel ID No. 105-14-0P-001-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESLIE S. MURPHY, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MIKAAL KHAN, A SINGLE MAN,** ("Grantee"), Grantee's 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, being Unit No. 2206A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2206 White Avenue Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20160913-0095956, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leslie Murphy by Warranty Deed from DY CONSTRUCTION, Inc. of record in Instrument No. 201906070054523 in the Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 7, 2019.

Being the same property conveyed to MMI development LLC by Quitclaim Deed from Leslie Murphy of record in Instrument No. 202207120079716 in the Register's Office for Davidson County, Tennessee dated June 28, 2022 and recorded on July 12, 2022.

Being the same property conveyed to Leslie S. Murphy by Deed dated June 6, 2024 from MMI Development, LLC, Tennessee Limited Liability Company, recorded June 7, 2024, in Instrument Number 202406070042906, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2206 White Avenue A, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 31st day of March, 2025.

Leslie S. Murphy

LESLIE S. MURPHY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LESLIE S. MURPHY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of March, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 March 31, 2025.

Date: March 31, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this March 31, 2025.

Notary Public
My Commission Expires: 7/25/26

