Warranty Deed

Karen Johnson Davidson County Batch# 1257078 DEEDWARR 04/07/2025 11:45:30 AM 3 pgs Fees: $18.00 Taxes: $5,402.00 20250407-0026152	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,460,000.00. Affiant Subscribed and sworn to before me, this the 1st day of April, 2025. Notary Public My commission expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cindy Murphy and Kristy Murphy	**New Owner**	083-05-0-360.00
1502 Franklin Avenue	**20351 Wells Drive**	
Nashville, TN 37206	**Woodland Hills, CA 91364**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDSEY M. MARCY AND KRISTIAN A. MARCY, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CINDY MURPHY AND KRISTY MURPHY, A MARRIED, COUPLE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 7 Block 3 on the Plan of Corrected plan of T. P. Weakley's Subdivision of Blocks 1, 2 and 3 of record in Plat Book 161, Page 105, which corrected Plan is of record in Book 421, Page 50, 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 Lindsey Sullivan, unmarried woman by Warranty Deed from Donna L. Blaylock and Tracy L. Patterson, married as joint tenants with right of survivorship of record in Instrument No. 20171207-0124868 Register's Office for Davidson County, Tennessee, dated December 06, 2017 and recorded on December 07, 2017.

Being the same property conveyed to Lindsey M. Marcy and Kristian A. Marcy, a married couple, as joint tenants with right of survivorship by Quitclaim Deed from Lindsey Sullivan, a married woman who acquired title as an unmarried woman, joined by her spouse, Kristian A. Marcy of record in Instrument No. 20210121-0009146 Register's Office for Davidson County, Tennessee, dated January 13, 2021 and recorded on January 21 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1502 Franklin Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of April, 2025.

Lindsey M. Marcy

Kristian A. Marcy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsey M. Marcy and Kristian A. Marcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 1, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/7/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025