Name and Address of New Owner:
Jeffrey A. Wizer and Karin B. Wizer
2336 Granny Wright Lane
Hermitage, TN 37076

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
American Pacific Mortgage Corporation and/or
Warehouse Lenders ISAOA
3000 Lava Ridge Court
Ste. 200
Roseville, CA 95661

Map & Parcel(s):
124-00-0-045.00

Karen Johnson Davidson County
Batch# 1262356 DEEDWARR
04/21/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250421-0030038

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian T. Murphy, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey A. Wizer and Karin B. Wizer, husband and wife,** hereinafter called the GRANTEE, their heirs, successors 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. 58 on the Plan of Section One, Bridle Path Subdivision of record in Plat Book 5200, Pages 228 and 229, 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 Brian T. Murphy by Warranty Deed from Poppy Steele, Trustee of the Linda and Gary O'Guin Asset Protection Trust dated March 27, 2019 of record in Instrument No. 20220720-0083004 Register's Office for Davidson County, Tennessee, dated July 13, 2022 and recorded on July 20, 2022.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2344 Granny Wright Lane, Hermitage, TN 37076

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hand this 15 day of April, 2025.

Brian T. Murphy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15 day of April, 2025, before me personally appeared Brian T. Murphy, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 15 day of April, 2025.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $615,000.00.

Affiant Signature

Subscribed and sown to before me, this the 15 day of April, 2025.

Notary Public
My Commission Expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Certificate of Authenticity

I, Lisa Wagner, 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 **4/15/25**.

Date

Affiant Signature

4/18/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **18th** day of **April**, 2025.

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

JAMEKA BRADEN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY