Karen Johnson Davidson County
Batch# 1273373 DEEDWARR
05/14/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250514-0038068

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this the 13th day of May, 2025. Notary Public My commission expires: 3/25/26

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BROWNLEE MCCOY WILLIAMSON COUNTY

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:
Chase Lawrence and Kristen Lawrence	Chase Lawrence and Kristen Lawrence	082-04-0-396.00
902 Petway Avenue	508 Foster Road	
Nashville, TN 37206	Huntington, WV 25701	

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, **SAM B. MURPHREE, IV AND WIFE, KEAVY K. MURPHREE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHASE LAWRENCE AND KRISTEN LAWRENCE, HUSBAND AND WIFE**, 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. 4 on the Plan of W.A. Sharp's Revised Plan of A.W. Hookers Addition to East Nashville, of record in Plat Book 57, Page 131, as revised in Book 421, Page 114, 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 Sam B. Murphree, IV, an unmarried man and Keavy K. Gallagher, an unmarried woman, tenants in common with full right of survivorship by Warranty Deed from George Brandt of record in Instrument No. 20091030-0100305 Register's Office for Davidson County, Tennessee, dated October 28, 2009 and recorded on October 30, 2009.

Being the same property conveyed to Sam B. Murphree, IV and wife, Keavy K. Murphree by Warranty Deed from Sam B. Murphree, IV and Keavy K. Murphree (fka Keavy K. Gallagher) of record in Instrument No. 20150610-0054980 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 10, 2015.

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 902 Petway 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 13th day of May, 2025.

SAM B. MURPHREE, IV by
Keavy K. Murphree
Attorney-in-FACT

Sam B. Murphree, IV by Keavy K. Murphree, Attorney-In-Fact

Keavy K. Murphree

Keavy K. Murphree

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 Keavy K. Murphree, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sam B. Murphree, IV, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Sam B. Murphree, IV.

Witness my hand and seal this 13th day of May, 2025.

J. B. M

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 Keavy K. Murphree, 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 13th day of May, 2025.

J. B. M

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 5/13/25 (date of document).

L. Broner McCoy
Date: 5/14/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 14th day of May, 2025.

NOTARY PUBLIC
My Commission expires: 2·10·29

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY