Karen Johnson Davidson County
Batch# 1276063 DEEDWARR
05/21/2025 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20250521-0040029

This instrument prepared by:
Murfree, Goodman & Rosado, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130

Name and Address of New Owner:
Ian Cotton & Allison Cotton
121 Heady Drive
Nashville, TN 37205

Send Tax Bills To:
Old National Bank
P.O. Box 918
Evansville, IN 47706

Tax Map/Parcel: 130-05-0C-001.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED 38604

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL DAVIS MURFREE and wife, BLAIRE M. MURFREE** (collectively "Grantor"), have this day bargained and sold and do hereby transfer and convey unto **IAN COTTON and ALLISON COTTON, husband and wife** (collectively "Grantee"), their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of Heady Townhomes, A Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions for Heady Townhomes, A Horizontal Property Regime With Private Elements, of record in Instrument Number 20110224-0015149, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions; together with any percentage interest in the common elements and voting percentage as may be set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Paul Davis Murfree and wife, Blaire M. Murfree by Warranty Deed dated August 10, 2012, of record in Instrument No. 20120810-0071804, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is IMPROVED property known as 121 Heady Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, their heirs and assigns, forever.

We covenant with the said Grantee that we have lawfully seized and possessed said real estate; that we have a good and lawful right to convey the same and that the same is unencumbered, except for the 2025 property taxes, which have been prorated between the parties, and as otherwise set forth herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 20th day of May, 2025.

PAUL DAVIS MURFREE

BLAIRE M. MURFREE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, **Paul Davis Murfree and Blaire M. Murfree**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 20th day of May, 2025.

NOTARY PUBLIC
My Commission Expires: 3-18-29

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 18, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,750,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 21 day of May, 2025.

Notary Public

My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/20/25 (date of document).

Affiant Signature

5/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

