WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284761 DEEDWARR
06/16/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250616-0046847

File No. BC-25-394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fariba Murray	FirstBank	
(NAME)	(NAME)	095-05-0A-045.00-CO
2125 Farley Place	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MADELINE IVY ROW, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FARIBA MURRAY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, 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. 45 on the Plan of Belle Acres, Section One of record in Plat Book 5200, Page 144, corrected in Book 5412, Page 771, 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 Madeline Ivy Row, an unmarried woman by Warranty Deed from Scheree L. Rahn, unmarried and Angelyse I. Stanford, a married woman of record in Instrument No. 20210623-0084701 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on June 23, 2021.

This is property more commonly known as 2125 Farley Place, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand this 4th day of June, 2025.

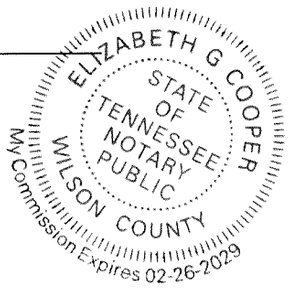
Madeline Ivy Row

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2025, before me personally appeared Madeline Ivy Row, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 this the 4th day of June, 2025.

Denise Woods
Affiant Signature
Date 6-13-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of June, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

