This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $285,000.00.

Kirsten Virden
Affiant

Subscribed and sworn before me this the 13th day of June, 2025.

Rachel Marie Collins
Notary Public
My commission expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 1285098 DEEDWARR
06/17/2025 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250617-0047290

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jazmyn Murry 2757 Thornton Grove Blvd. #146 Nashville, TN 37207	New Owner	050-02-0E 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL SIMMS, UNMARRIED, AND ERIN F. SIMMS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAZMYN MURRY, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 88 on the plan of Thornton Grove Phase 2B Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Instrument No. 20210924-0128409; Instrument No. 20220426-0048068; Instrument No.20221209-0128324; Instrument No. 20240220-0011223; Instrument No. 20240917-0071965 ; as amended in Instrument No. 20230703-0050616; as supplemented in Instrument No. 20240917-0071965 and Third supplement us corrected in Instrument No. 20250204-0008526 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul Simms and Erin F. Simms, husband and wife, by deed dated 11/28/2023, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20231128-0091811, Register's Office for said County. The said Paul Simms and Erin F. Simms having since divorced. See Divorce Degree of record in case 24D-1018 in the Fourth Circuit Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2757 Thornton Grove Blvd. #146, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of June, 2025.

Paul Simms

Erin F. Simms

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Simms and Erin F. Simms, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

9-7-26

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 06/13/2025.

Affiant Signature

06/16/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/16/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

