Karen Johnson
Batch # 1294310
07/07/2025 11 40 46 AM
Fees $13 00 Taxes $2,922 26
Davidson County
DEEDWARR
2 pgs
20250707-0053190

# WARRANTY DEED

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $789,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2025

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES 2/27/29
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NO(S). |
|---|---|---|
| James R Murrell and Jonathan Murrell | James R Murrell and Jonathan Murrell | 171-07-0-008 00 |
| (NAME) | (NAME) | |
| 5705 Cloverland Place | 9238 Carrisbrook Ln | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.. 20250796 |

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, **Marian R. Sir, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James R. Murrell and Jonathan Murrell both married,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit :

Certain real property situate in the 32nd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No 5 on the Plat of Cloverland Acres, Section II, of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Harry M Sir and wife, Marion R Sir by Warranty Deed from Glenn C. Gunsallus and wife, Ann D. Gunsallus, dated 05/17/1976 and filed of record in Book 5026, page 932, Register's Office for Davidson County, Tennessee The said Harry M. Sir having died on or about 12/21/2015, leaving the said Marian R. Sir the surviving tenant by the entirety and sole owner of said land.

Marian R. Sir conveyed said property to Marian R. Sir and Michael Sir, tenants in common with right of survivorship, by Quitclaim Deed dated 07/14/2022 and filed of record in Inst No. 20220715-0081484, Register's Office for said County.

Michael Sir conveyed all of his interest in said property to Marian R Sir by Quitclaim Deed dated 12/20/2024 and filed of record in Inst No. 20241227-0100377, Register's Office for said County

Marion R Sir and Marian R. Sir are one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4646, page 464, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 5705 Cloverland Place, Brentwood, TN 37027
(House No ) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 2nd day of July, 2025

Marian R. Sir by Michael Sir Attorney in Fact

Marian R. Sir by Michael Sir, Attorney in Fact

STATE OF Tennessee )
County OF Sumner )

Before me personally appeared Michael Sir, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marian R Sir, and who acknowledged that he/she executed the same as the free act and deed of Marian R Sir

Witness my hand, at office, this 2nd of July, 2025

Melissa D. Rogers

Notary Public
My Commission Expires. 2/27/29

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY