Karen Johnson
Batch # 1297084
07/14/2025 09:42:37 AM
Fees $18.00 Taxes $2,183.00
Davidson County
DEEDWARR
3 pgs
20250714-0055150

Name and Address of New Owner:
Benjamin Murphy and Evelynne Murphy
1049 Fontaine Dr.
Goodlettsville, TN 37072

Send Tax Bills To:
Benjamin Murphy and Evelynne Murphy
1049 Fontaine Dr.
Goodlettsville, TN 37072

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 033-06-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patrick R. Greaves and Cheryl L. Greaves, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Evelyn Murphy, a married person and Benjamin Murphy, a married person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lot Number 66 on the Plan of Section II, Plantation Estates, as of record in Book 3842, Page 136, Register's Office for Davidson County, Tennessee, to which specific reference is hereby made for a more particular description of said property.

Said Lot Number 66 fronts 141.26 feet on the southerly side of Fontaine Drive and extends back 230 feet on the easterly line and 334.8 feet on the westerly line, to a dead line in the rear on which it measures 230 feet.

BEING the same property conveyed by Special Warranty Deed from HSBC Bank USA, National Association as trustee on behalf of Ace Securities Corp. home equity loan trust and for the registered holders of Ace Securities Corp. home equity loan trust, series 2007-WM2, asset backed pass-through certificates to Patrick R. Greaves and Cheryl L. Greaves, recorded June 29, 2011, as Instrument No. 20110629-0049578 in Davidson County, Tennessee Register of Deeds.

Commonly Known As: 1049 Fontaine Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of July, 2025.

Patrick R. Greaves (SEAL)

Cheryl L. Greaves (SEAL)

STATE OF MICHIGAN
COUNTY OF ARENAC

On this 10th day of July, 2025, before me personally appeared Patrick R. Greaves and Cheryl L. Greaves, 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 10th day of July, 2025.

Behrend J Schoettke
Notary Signature
My commission expires: 10-13-2030

BEHREND J SCHOETTKE
Notary Public, State of Michigan
County of Bay
My Commission Expires Oct. 13, 2030
Acting In the County of ARENAC

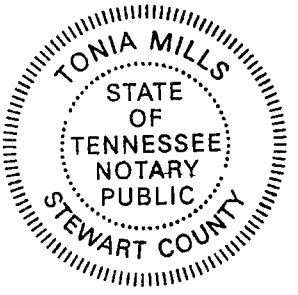
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Stewart

Sworn to and subscribed before me this 11th day of July, 2025.



Notary Signature
My commission expires: