When recorded, please return to:
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson
Batch # 1315332
08/27/2025 09:42 AM
Fees $13.00 Taxes $2,571.50

Davidson County
DEEDWARR
2 pgs

20250827-0068555

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00. Affiant Subscribed and sworn to before me on August 22, 2025 NOTARY PUBLIC MY COMMISSION EXPIRES 1/22/2029

File No 2025-0463

JENNY L WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 22, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILL(S) TO	MAP - PARCEL NO.
Leslie Lynn Murphy 125 Hampton Place Nashville, TN 37215	New Owner	117-07-0C-125.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANTA CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LESLIE LYNN MURPHY, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit

Being Unit No. 125 on the Plan of Hampton Place Townhomes (erroneously referred to as Hampton Townhomes), of record in Book 5200, page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Mara Schleck, unmarried and William Childress, unmarried by Special Warranty Deed from Regions Bank, formerly AmSouth Bank, Successor Trustee under the Will of Leon Marlowe for the benefit of Albert Marlowe, GST, of record in Instrument No. 20151104-0112517, dated October 30, 2015 and recorded November 4, 2015, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anta Capital, LLC by Quitclaim Deed from William Childress and Mara Schleck NKA Mara L. Childress of record in Instrument No. 20200415-0039380, dated March 10, 2020 and recorded April 15, 2020, Register's Office for Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s)

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 125 Hampton Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on August 22, 2025

Grantor:

Anta Capital, LLC,
a Tennessee limited liability company

By: _____
Name: Brittany Weiner
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Brittany Weiner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Representative of Anta Capital, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Brittany Weiner as Authorized Representative

Witness my hand, at office, this 22nd day of August, 2025.

_____
Notary Public

~~My commission~~ expires
May 30, 2029

My Commission expires _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY