Prepared by:
Record and Return To:

WARRANTY DEED

Karen Johnson
Batch # 1442312
07/06/2026 09:26:35 AM
Fees: $13.00 Taxes: $2,442.00

Davidson County
DEEDWARR
2 pgs

20260706-0060241

File #26-DW-0551-C

(SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meredith Turner and Doina Vition	NEW OWNER	
(NAME)	(NAME)	**105 07 0 336.00**
551 Moore Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTOPHER B. MURPHY AND SHELBY MURPHY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MEREDITH TURNER, AND DOINA VITION, A Married Couple

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly one half of Lot No. 45 on the Plan of Subdivision of MOORE PROPERTY, of record in Plat Book 137, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Said part of Lot No. 45 fronts 50 feet on the Southerly side of Moore Avenue and runs back between parallel lines 148 and one half feet more or less, to a dead line.

Being the same property conveyed to Christopher B. Murphy, an unmarried man and Shelby Meador, an unmarried woman, tenants in common with rights of survivorship, by Warranty deed from Rachel Allen, unmarried, of record in Instrument No. 20140327-0025066, in the Register's Office of Davidson County, Tennessee, dated March 21, 2014 and recorded on March 27, 2014.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MOORE PROPERTY, as recorded in Plat Book 137, Page(s) 91.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **551 Moore Avenue, Nashville, TN 37203.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 1 day of July, 2026.

Christopher B. Murphy

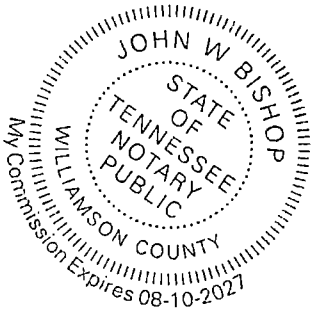
Shelby Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of July, 2026, before me personally appeared Christopher B. Murphy, 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 1 day of July, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of July, 2026, before me personally appeared Shelby Murphy, 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 1 day of July, 2026.

Notary Signature
My commission expires:

