WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/8/25

Karen Johnson Davidson County
Batch# 1195694 DEEDWARR
10/18/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20241018-0081142

File #24-TC-0920-O

BROOKE SOGO
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires 09-08-2025

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)
Michael Dillon Friday and Conlin Flannery Carrone	South State Bank, NA	
(NAME)	(NAME)	
920 Morrison Street	2440 Mail Drive	**092 04 0 245.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	N. Charleston, SC 29406	
(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,

JONATHAN MURPHY, A SINGLE MAN,

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

MICHAEL DILLON FRIDAY, A SINGLE MAN AND CONLIN FLANNERY CARRONE, A SINGLE MAN,

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 Lot 11 in JOHNSON BRANSFORDS SUBDIVISION OF THREE PARTS OF LOT 158 OF JUDGE JOHN MCNAIRYS MANSION HOUSE TRACT, situated in Nashville, of record in Plat Book 161, Page 146 and described as follows:

Beginning at a point on the East side Morrison Street about 330 feet South of the intersection of Jackson and Morrison Streets, and extending Southerly along Morrison Street, 35 feet to a point; said lot so fronting 35 feet on the East side of Morrison Street extends back between parallel lines and with the Northern margin of Lot 10 in said plan, 135 feet, more or less, to an alley in the rear.

Being the same property conveyed to Jonathan Murphy, A Single Man, by Warranty Deed from Martin N. Lewis and Daniel N. Lewis, of record in Instrument No. 20191018-0106990, in the Register's Office of Davidson County, Tennessee, dated October 11, 2019 and recorded on October 18, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHNSON BRANSFORDS SUBDIVISION OF THREE PARTS OF LOT 158 OF JUDGE JOHN MCNAIRYS MANSION HOUSE TRACT, as recorded in Plat Book 161, Page(s) 146.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 920 Morrison Street, Nashville, TN 37208.

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 17th day of October, 2025.

Jonathan Murphy

STATE OF MI
COUNTY OF Wayne

On this 17th day of October, 2024, before me personally appeared Jonathan 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 17th day of October, 2024.

Notary Signature
My commission expires: 09/23/2025

ALEX G YVONNOU
Notary Public, State of Michigan
County of Wayne
My Commission Expires Sep. 23, 2025
Acting in the County of Wayne

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on October 17, 2024.

Signature 10/17/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 17th day of October, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202410180081142