BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

P25-16818-BW

Karen Johnson
Batch # 1257395
04/08/2025 09 56 23 AM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20250408-0026554

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Murphy Road Partners, LLC	NEW OWNER	
4117 Hillsboro Pike, Suite 103-265		115-07-0-079.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Patricia Jean Toth, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Murphy Road Partners, LLC**

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:

Situated in Davidson County, Tennessee, being Lot No. 326 on the Plan of West Meade Farms, Inc., Section "Z", as of record in Book 2083, page 109, Register's Office for said County, described as follows:

Beginning on the South margin of Davidson Road, at the Corner of Lots Nos. 326 and 327; thence with said Road South 87 degree 40' East 133.9 feet to the beginning of a curve, thence around said curve with a radius of 25 feet, Southeastwardly 40.3 feet to the west margin of Brook Hollow Road; thence with said road, South 276 feet to the Corner of Lots Nos. 326 and 324; thence with the line between two lots, west 161.4 feet to the Corner of Lots Nos. 326 and 327; thence with the line between said two lots, North 295.8 feet to the beginning.

Being the same property conveyed to Peter John Toth and wife, Patricia Jean Toth by Warranty Deed from William G. Stach, And Wife, Leigh Ann Bertram, Now Being Leigh Ann Stach of record in Instrument No. 20021112-0139649 Register's Office for Davidson County, Tennessee, dated November 08, 2002 and recorded on November 12, 2002.

The said Peter John Toth having since died on October 29, 2024 leavingPatricia Jean Toth as sole owner of the above described property as the surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **669 Brook Hollow Road, Nashville, TN 37205**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 31 day of March, 2025.

Patricia Jean Toth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Jean Toth,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of March, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON