This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510303 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$135,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 14th day of April, 2025. Notary Public My Commission Expires: 3/9/27

K. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of April, 2025, among:

LISA PHILLIPS MURPHY, EXECUTRIX

OF THE ESTATE OF WILLIAM C. KITTRELL

AND LISA PHILLIPS MURPHY, INDIVIDUALLY

AND TERESA DEAL, INDIVIDUALLY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch# 1262150 DEEDWARR
04/21/2025 08:35:30 AM 5 pgs
Fees: $28.00 Taxes: $499.50
20250421-0029736

Land in Davidson County, Tennessee, being Unit No. 122 in a Horizontal Property Regime located on the Plat of Belle Forest Condominium Apartments, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William C. Kittrell by deed from Recardo Y. Mantlo, a single person, dated November 30, 1995, of record in Book 9879, page 783, Register's Office for Davidson County, Tennessee. The said William C. Kittrell having since died testate on February 12, 2025 and pursuant to the Last Will and Testament of William C. Kittrell, of record in Case No. 25P486, Davidson County, Tennessee Probate Court Clerk's Office, the subject property was devised to Lisa Phillips Murphy and Teresa Deal.

Being also known as 214 Old Hickory Blvd., #122, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Teresa Deal

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Teresa Deal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of April, 2025.

Notary Public
My Commission Expires: My Commission Expires July 7, 2025

DOUGLAS F. WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Lisa Phillips Murphy, Executrix of the Estate of William C. Kittrell

BY: _____
Lisa Phillips Murphy, Executrix

_____
Lisa Phillips Murphy, Individually

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lisa Phillips Murphy, Individually and as Executrix of the Estate of William C. Kittrell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of April, 2025.



_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 214 Old Hickory Blvd., #122
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 214 Old Hickory Blvd., #122
City, State, Zip: Nashville, TN 37221

Tax ID: 142-04A-122.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 14, 2025**.

Affiant Signature

4/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY