Karen Johnson Davidson County
Batch# 1283113 DEEDWARR
06/09/2025 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250609-0044958

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Luke D. Murphree and Leah Murphree	New Owner	16106017500
(NAME)	(NAME)	
650 Tobylynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Larry M. Gray**, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Luke D. Murphree and Leah Murphree, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 226, as shown on the map entitled Section Two, Huntington Park, of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James M. Farrar et ux, Carolyn A. Farrar, by Deed from Smithson Construction Company, Inc., dated August 3, 1971, of record in Book 4526, Page 166, in the Register's Office for Davidson County, Tennesse.

James M. Farrar conveyed said property to Carolyn A. Farrar by QuitClaim Deed, dated February 21, 1983, of record in Book 6010, Page 622, in said Register's Office. James M. Farrar and Carolyn A. Farrar having divorced August 12, 1983 under Docket No. 83D-776, in the Fourth Circuit Court for Davidson County, Tennessee.

Carolyn A. Gray conveyed said property to Carolyn A. Gray and husband, Larry M. Gray, by QuitClaim Deed, dated September 29, 1988, of record in Book 7667, Page 30, said Register's Office.

Carolyn A. Gray a/k/a Carolyn Adams Gray having since died on or about April 1, 2022, leaving Larry M. Gray as the surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 650 Tobylynn Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 6th day of June, 2025.

Larry M. Gray

STATE OF TENNESSEE

COUNTY OF Williamson

On this 6th day of June, 20 25, before me personally appeared Larry M. Gray, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202506090044958

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/6/25 (date of document).

Affiant Signature

6/6/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025