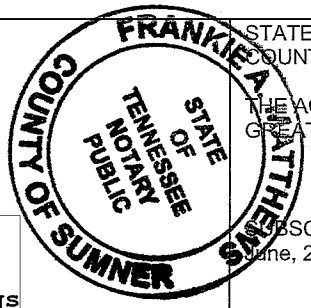
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

X Kaleb Daniel McKinnie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of June, 2025 .

Notary Public

My Commission Expires: 1-26-28

Karen Johnson Davidson County
Batch# 1288492 DEEDWARR
06/23/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250623-0049010

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Kaleb Daniel McKinnie and Abigail Sweat McKinnie	Patriot Bank	026-07-0-151.00
706 Windsor Trace Drive	279 Market Boulevard	
Goodlettsville, TN 37072	Collierville, TN 38017	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, William Daniel Murphy and Lindsey K. Murphy, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kaleb Daniel McKinnie and Abigail Sweat McKinnie, husband and wife, 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:

Being Lot No. 229 on the Plan of Windsor Green, Phase II, Section I, as of record in Plat Book 6250, page 988, and corrected in Book 7205, page 890, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Daniel Murphy and Lindsey K. Murphy, husband and wife by Deed dated September 30, 2013 from Linda Rhoten, an unmarried woman, recorded October 4, 2013, in Instrument Number 20131004-0104755, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 6250, Page 988-989 and as corrected in Book 7205, page 890, said Register's Office.

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Conveyance of the common area to Windsor Green Homeowner's Association, Inc. of record in Book 7864, page 369, said Register's Office.

Charter of Windsor Green Homeowner's Association, Inc. of record in Book 6396, page 542 and Book 8192, page 65, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 929 and as amended in Book 8329, page 290 and Book 8650, page 41, said Register's Office.

TVA Easement of record in Book 2487, page 227 and Book 3067, page 181, said Register's Office.

Sanitary Sewer line easement of record in Book 6117, page 290, said Register's Office.

Water line easement of record in Book 4377, page 94 and Book 6636, page 824, said Register's Office.

Easement of record in Book 6705, page 704, said Register's Office.

This is unimproved X improved property, known as 706 Windsor Trace Drive, Goodlettsville, TN 37072

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 my hand this 20th day of June, 2025.

William Daniel Murphy

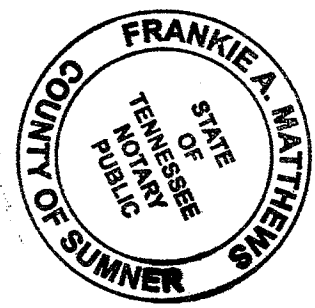
Lindsey K. Murphy

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 20th day of June, 2025, before me personally appeared William Daniel Murphy and Lindsey K. 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 20th day of June, 2025.

Notary Signature
My commission expires: 1-26-28



CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 6/20/25.

Affiant Signature

Date: 6/20/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 20th day of June, 2025.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.