Karen Johnson Davidson County
Batch# 1289724 DEEDWARR
06/25/2025 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20250625-0049841

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 6 day of February , A.D., 20 25 , by and between

Kevin Murray II and Audrey Murray, husband and wife

First Parties, and

Warner Fields, an unmarried man,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

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

Being lot 4 on the Major Final Plat, The Summit at Pennington Bend Chase, a Cluster Lot Development of record in Instrument No. 20210908-0120326, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Murray, II and Audrey Murray, husband and wife by Deed dated August 12, 2022 from Frank Batson Homes, Inc., recorded August 15, 2022, in Instrument Number 202208150092052, in the Official Records of Davidson County, Tennessee.

OWNER:
Warner Fields
248 Valley Bend Dr
Nashville TN 37214

RESPONSIBLE TAXPAYER:
Warner Fields
248 Valley Bend Dr
Nashville TN 37214

CLT # 062-11-0B-004-00C0 (Map and Parcel)

Property known as: 248 Valley Bend Dr, Nashville TN 37214

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said First Parties hereunder set their hands and seals the day and year first above written.

X _____
Kevin Murray II

X _____
Audrey Murray

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Kevin Murray II, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 06 day of February, 2025.

(seal)

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

✓ _____
Notary Public

My Commission Expires:✓ 10/04/2027

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Audrey Murray, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 06 day of February, 2025.

(seal)

✓ _____
Notary Public

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:✓ 10/04/2027

MR-SR-768277

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 899,999.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 24 day of June, 2025.

Signature of Notary Public

Notary Seal

Printed Name of Notary

3/28/28

Commission Expiration

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MR-SR-768277

Certificate of Authenticity

I, J. Trent Lehman, 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 2/6/25.

Date

Affiant Signature

6/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

