Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1311304 DEEDWARR
08/18/2025 11 10 05 AM 3 pgs
Fees $18 00 Taxes $3,237 50

20250818-0065625

B-WR-25-4631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Michael M. Brown and Karen Langreck Brown	**New Owner**	
(NAME)	(NAME)	**131 15 0 002.00**
4631 Shys Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAN MUIRHEAD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL M. BROWN AND KAREN LANGRECK BROWN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 33 on the Plan of HARPETH ACRES SECTION SEVEN as of record in Plat Book 2331, Page 154, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description

Being the same property conveyed to Jan Muirhead, Married, by Warranty Deed from John A Witherspoon IV and wife, Leigh P. Witherspoon, of record in Instrument No 20051020-0126906, in the Register's Office of Davidson County, Tennessee, dated October 18, 2005 and recorded on October 20, 2005

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH ACRES SECTION SEVEN, as recorded in Plat Book 2331, Page(s) 154
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2633, Page 487
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4631 Shys Hill Road, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14th DAY OF AUGUST, 2025.

Jan Muirhead

Jan Muirhead

Larry Norton

Larry David Norton

Larry David Norton, spouse of Jan Muirhead, hereby joins in this conveyance and does transfer and convey any and all marital interest Larry David Norton may have in and to the above-described tract or parcel of land.

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN MUIRHEAD, the within named bargainor, 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 and official seal, this the 14th of August, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY DAVID NORTON, the within named bargainor, 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 the 14th of August, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Candis Thornton, 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 8/14/25.

Date

Candis Thornton

Affiant Signature

8/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of August, 2025.

Notary's Signature

My Commission Expires: 5-9-26

Date

Notary's Seal (if on paper)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp 05/09/2026
COUNTY OF DAVIDSON