BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1313642
08/22/2025 10 21 14 AM
Fees $18 00 Taxes $1,221 00

Davidson County
DEEDWARR
3 pgs

20250822-0067333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF [illegible] 20[illegible]

NOTARY PUBLIC

MY COMMISSION EXPIRES

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jonathan Gayle Edwards	Texana Bank N A	
(NAME)	(NAME)	
3016 Wilford Pack Ct	3620 Richmond Road	150 06 0 184 00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Texarkana, TX 75503	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LAUREN D. MURPHY, UNMARRIED, RONALD P. MURPHY, UNMARRIED AND RICKY L. MURPHY II, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN GAYLE EDWARDS, UNMARRIED MAN,** 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. 30, on the Plan of REVISED WEST LAKE SUBDIVISION, of record in Plat Book 6250, Page 785, 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 Ricky Murphy and Gayle D. Murphy, husband and wife, by Warranty Deed from David Gbadebo and wife, Daphne Gbadebo, of record in Instrument No. 20011010-0110512, in the Register's Office of Davidson County, Tennessee, dated September 28, 2001 and recorded on October 10, 2001. Ricky Murphy died on November 16, 2015, then Gayle D. Murphy died November 4, 2017, Intestate, devising subject property to Ricky L. Murphy aka Ricky L. Murphy II, Ronald D. Murphy and Lauren D. Murphy. See Probate Case 17P2138, Davidson County Chancery Court.

Property was never the marital residence for the Grantors.

Ronald P. Murphy herein signed as Attorney in fact for Ricky L. Murphy II. Said Power of Attorney is of record Instrument No. 20250818-0065610 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3016 Wilford Pack Ct , Antioch, TN 37013
(House Number) (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

Witness my hand this 20 day of August, 2025

x _____
LAUREN D MURPHY

x _____
RONALD P MURPHY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren D. Murphy and Ronald P. Murphy the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 20 day of August, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

MO2025-940

Witness my hand this 20th day of August, 2025

Ricky L Murphy by RPM Attorney in fact
RICKY L MURPHY II
BY RONALD P MURPHY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald P. Murphy, to me known to be the person who executed the foregoing instrument on behalf of Ricky L Murphy II and acknowledged that he executed the same as the free act and deed of Ronald P. Murphy

Witness my hand and official seal this 20th day of August, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public