When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064

File#
1-24629-RR

Karen Johnson Davidson County
Batch# 1313708 DEEDWARR
08/22/2025 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250822-0067417

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-4111

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

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

Notary Public

Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregory K. Lewis and Lynn G. Lewis 2451 Cabin Hill Road Nashville, TN 37214	New Owner	073-16-0-049.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Brian Kelly Murphy and Robert Kenneth Murphy, Co-Executors of The Estate of Sallye Gwyn Murphy

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory K. Lewis and Lynn G. Lewis, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Sunset View, Section III, as of record in Book 2663, page 44, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the Southerly side of Cabin Hill Road, and runs back between lines, 199.9 feet on the Westerly line and 200 feet on the Easterly line, to a dead line in the rear, on which it measures 100 feet.

Being the same property conveyed to Kenneth R. Murphy and wife, Sally Gwyn Murphy aka Sallye Gwyn Murphy, by Warranty Deed from Franklin C. Foster, and wife, Helen S. Foster, dated 01/10/1967 and recorded on 01/13/1967 of record in Book 4301, Page 310, in the Register's Office of Davidson County, Tennessee, The said Kenneth R. Murphy deceased on or about 01/01/2021, leaving Sally Gwyn Murphy, aka Sallye Gwyn Murphy. The said Sally Gwyn Murphy, aka Sallye Gwyn Murphy, died on or about 02/25/2025. Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25P503, in which she names Robert Kenneth Murphy and Brian Kelly Murphy as devisees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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 so 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.

Dated this the 21st ~~20th~~ day of August, 2025.

The Estate of Sallye Gwyn Murphy

By: _____
Brian Kelly Murphy, Co-Executor

By: _____
Robert Kenneth Murphy, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st ~~20th~~ day of August, 2025, before me personally appeared Brian Kelly Murphy and Robert Kenneth Murphy, Co-Executors of The Estate of Sallye Gwyn 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 21st ~~20th~~ day of August, 2025.

_____
Notary Signature
My commission expires: 5 10 29

KATHLEEN WILLIAMS
NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Kirsten Virden, 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 8/21/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/22/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2025

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

