Karen Johnson
Batch # 1316882
09/02/2025 10 24 07 AM
Fees $18 00 Taxes $2,072 00

Davidson County
DEEDWARR
3 pgs

20250902-0069858

**WARRANTY DEED**

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $560,000 00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2025.

Notary Public

My commission expires: 03/09/2027

(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-PB-25-103

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Olivia Huckabay, Reid Murdock, and Maria High Murdock | New Owner | 084-15-0-157-00 |
| 103 Fairway Drive | | |
| Nashville, TN 37214 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ellen Taylor Turley and Laura Loyd, Co-Executors of The Estate of Winifred Evans

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Olivia Huckabay, an unmarried woman, and Reid Murdock, an unmarried man, and Maria High Murdock, married as tenants in common with right of survivorship

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. 15 on the Plan of R D Stanford's Subdivision of the Lannon Property in Satterfield's Subdivision, as of record in Plat Book 547, Page 186, 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 all the same property conveyed to Walter W Evans and wife, Winifred Evans by Deed dated December 21, 1967, from W. S. Faulkner, Jr , and wife, Mae Thomas Faulkner of record in Book 4209, Page 167, Register's Office for Davidson County, Tennessee The said Walter W Evans having died on January 6, 2016, leaving Winifred Evans as the surviving tenant by the entireties. The said property was further conveyed to Ellen Turley, Trustee for Winifred Evans Trust, by Quitclaim Deed dated June 10, 2016, from Winifred Evans (sole owner of the property due to the death of husband, Walter W. Evans) and Laura F. Loyd, Trustee, of record in Instrument No. 20160614-0060182, and further conveyed to Winifred Evans by Quitclaim Deed dated July 18, 2023, from Ellen Turley, Trustee for Winifred Evans Trust, of record in Instrument No. 20230801-0059345, said Register's Office The said Winifred Evans having died testate on December 5, 2024. Pursuant to the Last Will and Testament of Winifred Evans of record in Case No 24P2491, in the Circuit Court of Davidson County, Tennessee (Probate Division), Ellen Taylor Turley and Laura Loyd were appointed as Co-Executors of the Estate of Winifred Evans with power to sell said real property.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 084-15-0-157-00.

1. All matters shown on the Plan of record in Plat Book 547, Page 186, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Fairway Drive, Nashville, TN 37214

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) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, 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 this 29th day of August, 2025.

The Estate of Winifred Evans

By Ellen Taylor Turley, Co-Executor
Ellen Taylor Turley, Co-Executor

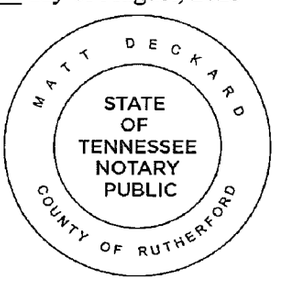
By. Laura Loyd
Laura Loyd, Co-Executor

STATE OF TENNESSEE
COUNTY OF Rutherford

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ellen Taylor Turley with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Executor under the Last Will and Testament of Winifred Evans, deceased, the within named bargainor, and that she as such Co-Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Co-Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th Notarized online using audio-video communication day of August, 2025

Matt Deckard
Notary Public
My commission expires: 05/16/2027



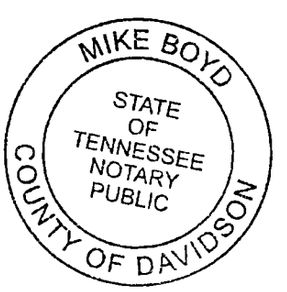

Online Notary Public
My Commission Expires
May 16, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Loyd with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Executor under the Last Will and Testament of Winifred Evans, deceased, the within named bargainor, and that she as such Co-Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Co-Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of August, 2025.

Notary Public
My commission expires: 5/9/2026



# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
# CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 August 28, 2025 (date of document).
and 29th

Affiant Signature

Date August 29, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 29th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025