Karen Johnson Davidson County
Batch# 1323995 DEEDWARR
09/18/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,292.00
20250918-0074595

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/13/2028
File No. 25-24074

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Taylor John Miles and Emily Myles Miles 4017 Murphy Road Nashville TN 37209	NEW OWNER	103-8-96

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 HEREBYACKNOWLEDGED, WE, **Warner Lea Murphy and Tara Holden Murphy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor J. Miles and Emily M. Miles**, 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 part of Lot No. 352 on the map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Minnesota Avenue or the Murphy Road at a point 583 feet West of the Westerly margin of Meadowbrook Avenue, said point being the N. W. Corner of the property conveyed to Rosa Brinkley by Deed from Charles M. Preston, Trustee, of record in Book 578, page 103, said Register's Office; thence with the Southerly margin of Minnesota Avenue, Westwardly 83 feet to a point 100 feet East of the dividing line between Lots Nos. 351 and 352, said point being the N. E.corner of the property conveyed to Burges C. Jenkins and wife by deed from Cassius M. Holt and wife, of record in Book 1151, page 165, said Register's Office; thence with said Jenkins' Easterly line, Southwardly 225 feet, more or less, to the N. W. corner of the property conveyed to E. L. Gullett and wife, by deed from B. B. Gullett of record in Book 1110, page 623, said Register's Office; thence with said E. L. Gullett and wife's Northerly line, Eastwardly 83 feet, more or less, to the Westerly line of said Brinkley property; thence with said line Northwardly 208 feet, more or less to beginning.

Being the same property conveyed to Warner Lea Murphy and Tara Holden Murphy, husband and wife by Warranty Deed dated December 5, 2013 from Jeffrey E. Stoneking and Natasha Massey now known as Natasha Stoneking, husband and wife, recorded December 11, 2013, in Instrument Number 20131211-0125500, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4017 Murphy Rd, Nashville, TN 37209.

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. Whenever 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 12th day of September, 2025.

Warner Lea Murphy

Tara Holden Murphy

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of September, 2025, before me personally appeared Warner Lea Murphy and Tara Holden 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 12th day of September, 2025.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 9/12/2025.

Affiant Signature – Joshua A. Terry

9/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27