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|---|---|
| Karen Johnson Davidson County<br>Batch# 1329548 DEEDWARR<br>10/02/2025 12:09:30 PM 7 pgs<br>Fees: $37.00 Taxes: $0.00<br>20251002-0078570 | TRANSFER TO MUNICIPALITY – EXEMPT FROM TRANSFER TAX |

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Metropolitan Government of Nashville & Davidson County, Tennessee** | **EXEMPT** | **12908008000** |
| **1600 2nd Ave. N** | | |
| **Nashville, TN 37208** | | |

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 ACKNOWLEDGE, WE,

**John W. Murphree, III, Lynn M. Rocco, Janice K. Murphree, Thomas M. Fossick and Lance M. Fossick**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Metropolitan Government of Nashville and Davidson County, Tennessee**

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. 43 on the Plat of Section A, Warner Park Valley of record in Book 3600, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being the same property conveyed to Triangle Ranchlands, Inc. by Warranty Deed from Murphree Realty Company dated December 13, 1972, of record in Book 4665, page 988, Register's Office for Davidson County, Tennessee. Triangle Ranchlands, Inc. conveyed its interest in subject property to First American Trust Company and James I. Vance Berry, Executors of the Estate of John W. Murhpree, Sr. by Quitclaim Deed dated January 31, 1989, of record in Book 7822, page 874, Register's Office for Davidson County, Tennessee. Pursuant to the Terms of the Last Will and Testament of John W. Murphree, Sr., of record in Will Book 115, page 82, Davidson County Probate Clerk's Office, a one-half interest in subject property was devised to John W. Murphree, Jr. and a one-half interest in subject property was devised to AmSouth Bank and James I. Vance Berry, Co-Trustees of the Trust u/w/o John W. Murphree, Sr. f/b/o Mary Kathryn Fossick. Upon the death of Mary Kathryn Fossick, said trust terminated, and AmSouth Bank and James I. Vance Berry, Co-Trustees of the Trust u/w/o John W. Murphree, Sr. f/b/o Mary Kathryn Fossick conveyed their interest in subject property to the issue of Mary Kathryn Fossick, namely Tommy Fossick (a 1/4 undivided interest) and Lance Fossick (a 1/4 undivided interest) by Quitclaim Deed dated April 27, 2004, of record in Instrument No. 20040503-0050209, Register's Office for Davidson County, Tennessee. John W. Murphree, Jr. having also since died, and by his Last Will and Testament of record in Will Book 138, page 40, Davidson County Probate Court Clerk's Office, devised his interest in subject property to Marie Sullins Murphree, Robert P. Thomas and AmSouth Bank, Co-Trustees of the General Trust under the Last Will and Testament of John W. Murphree, Jr. Marie Sullins Murphree, Robert P. Thomas and AmSouth Bank, Co-Trustees of the General Trust under the Last Will and Testament of John W. Murphree, Jr. conveyed their interest in subject property to Marie Sullins Murphree, Robert P. Thomas and Cumberland Trust & Investment Company, Co-Trustees of the General Trust under the Last Will and Testament of John W. Murphree,

Jr. by Quitclaim Deed dated May 12, 2004, of record in Instrument No. 20040514-0056996, Register's Office for Davidson County, Tennessee. Cumberland Trust and Investment Company, Successor Trustee of the General Trust u/w/o John W. Murphree, Jr. conveyed its interest in subject property to Lynn M. Rocco (a 1/6 undivided interest), John W. Murphree, III (a 1/6 undivided interest), and Janice K. Murphree (a 1/6 undivided interest) by Quitclaim Deed dated February 2, 2023, of record in Instrument No. 20230207-0008999, Register's Office for Davidson County, Tennessee. Oath is hereby made that Tommy Fossick and Thomas M. Fossick are one and the same individual and that Lance Fossick and Lance M. Fossick are one and the same individual.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 0 Hwy 70 S, Nashville, TN 37205.

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 in 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.

_____ Date: 9/30/2025
John W. Murphree, III

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Montgomery KC

Personally appeared before me, a Notary Public of said County and State, John W. Murphree, III, the within named Grantor(s), 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, at office, this 30 day of September, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 7/20/27

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Jr. by Quitclaim Deed dated May 12, 2004, of record in Instrument No. 20040514-0056996, Register's Office for Davidson County, Tennessee. Cumberland Trust and Investment Company, Successor Trustee of the General Trust u/w/o John W. Murphree, Jr. conveyed its interest in subject property to Lynn M. Rocco (a 1/6 undivided interest), John W. Murphree, III (a 1/6 undivided interest), and Janice K. Murphree (a 1/6 undivided interest) by Quitclaim Deed dated February 2, 2023, of record in Instrument No. 20230207-0008999, Register's Office for Davidson County, Tennessee. Oath is hereby made that Tommy Fossick and Thomas M. Fossick are one and the same individual and that Lance Fossick and Lance M. Fossick are one and the same individual.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 0 Hwy 70 S, Nashville, TN 37205.

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 in 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.

Lynn M. Rocco Date: 9/30/25

Lynn M. Rocco

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Lynn M. Rocco, the within named Grantor(s), 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, at office, this 30th day of September, 2025.

L Hahn

NOTARY PUBLIC

My Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Jr. by Quitclaim Deed dated May 12, 2004, of record in Instrument No. 20040514-0056996, Register's Office for Davidson County, Tennessee. Cumberland Trust and Investment Company, Successor Trustee of the General Trust u/w/o John W. Murphree, Jr. conveyed its interest in subject property to Lynn M. Rocco (a 1/6 undivided interest), John W. Murphree, III (a 1/6 undivided interest), and Janice K. Murphree (a 1/6 undivided interest) by Quitclaim Deed dated February 2, 2023, of record in Instrument No. 20230207-0008999, Register's Office for Davidson County, Tennessee. Oath is hereby made that Tommy Fossick and Thomas M. Fossick are one and the same individual and that Lance Fossick and Lance M. Fossick are one and the same individual.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 0 Hwy 70 S, Nashville, TN 37205.

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 in 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.

Janice K. Murphree Date: 9/30/25

Janice K. Murphree

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Janice K. Murphree, the within named Grantor(s), 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, at office, this 30th day of September 2025.

MARK BLEDSOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

Jr. by Quitclaim Deed dated May 12, 2004, of record in Instrument No. 20040514-0056996, Register's Office for Davidson County, Tennessee. Cumberland Trust and Investment Company, Successor Trustee of the General Trust u/w/o John W. Murphree, Jr. conveyed its interest in subject property to Lynn M. Rocco (a 1/6 undivided interest), John W. Murphree, III (a 1/6 undivided interest), and Janice K. Murphree (a 1/6 undivided interest) by Quitclaim Deed dated February 2, 2023, of record in Instrument No. 20230207-0008999, Register's Office for Davidson County, Tennessee. Oath is hereby made that Tommy Fossick and Thomas M. Fossick are one and the same individual and that Lance Fossick and Lance M. Fossick are one and the same individual.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 0 Hwy 70 S, Nashville, TN 37205.

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 in 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.

_____ Date: 9/24/25
Lance M. Fossick

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lance M. Fossick, the within named Grantor(s), 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, at office, this 24th day of September 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

MARY B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

Jr. by Quitclaim Deed dated May 12, 2004, of record in Instrument No. 20040514-0056996, Register's Office for Davidson County, Tennessee. Cumberland Trust and Investment Company, Successor Trustee of the General Trust u/w/o John W. Murphree, Jr. conveyed its interest in subject property to Lynn M. Rocco (a 1/6 undivided interest), John W. Murphree, III (a 1/6 undivided interest), and Janice K. Murphree (a 1/6 undivided interest) by Quitclaim Deed dated February 2, 2023, of record in Instrument No. 20230207-0008999, Register's Office for Davidson County, Tennessee. Oath is hereby made that Tommy Fossick and Thomas M. Fossick are one and the same individual and that Lance Fossick and Lance M. Fossick are one and the same individual.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__ ) unimproved ( _ ) property known as 0 Hwy 70 S, Nashville, TN 37205.

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 in 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.



Date: 9/29/25

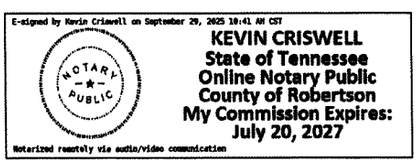
Thomas M. Fossick

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, by means of secure two-way audio/visual communication, Thomas M. Fossick, the within named Grantor(s), 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, at office, this 29th day of September, 2025.




Pavaso



NOTARY PUBLIC

My Commission Expires: 07/20/2027

## Certificate of Authenticity

I, Kristen Traini, 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 9/29/25 & 9/30/25
Date

Affiant Signature

10-2-25
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 2nd day of October, 2025.

Jennifer Russell
Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY