Karen Johnson Davidson County
Batch# 1347630 DEEDWARR
11/18/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20251118-0091834

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$450,000.00**

Subscribed and sworn to before me this 17th day of November, 2025.

**Notary Public** **Affiant**
My Commission Expires: 8/1/28

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Topp Shelf Consulting, LLC**<br>**800 Park Drive**<br>**Goodlettsville, TN 37072** | Same as New Owner | 071-03-0-081.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Tanya McMurtry, an unmarried woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Topp Shelf Consulting, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**LAND in Davidson County, Tennessee, being part of Parcel A, on the Plan of the C.L. Morris Subdivision, as of record in Book 1835, Page 116, Register's Office of said County, and described according to a survey by Southern Land Surveying Co., Inc., dated June 2, 1966, as follows:**

**BEGINNING at a point in the northerly margin of Donald Street at the southeast corner of the land conveyed to Roy W. Clark, Jr., by deed from Clyde L. Morris and wife, of record in Book 2393, Page 169, and by deed of correction in Book 2442, Page 17, said Register's Office; thence with Clark's east line North 28° 28' East 109.78 feet to a point, Clark's northeast corner; thence with Clark's northerly line, North 66° 33' West 52.4 feet to a concrete monument at the southeast corner of the property conveyed to Nashville Electric Service by deed of record in Book 1883, Page 323, said Register's Office; thence with the Nashville Electric Service's East line North 23° 27' East 65.0 feet to a point in the North Line of Parcel "A"; thence with said North line South 66° 33' East 123.09 feet to a point, the northeast corner of the property conveyed to C. L. Parker and wife, by deed of record in Book 2248, Page 205, said Register's Office; thence with Parker's West line, South 24° 30' West 175.83 feet to a point in the northerly margin of Donald Street, thence with said margin of said street North 65° 30' West 78.0 feet to the point of beginning.**

**Being the same property conveyed to JAMES E. MCMURTRY AND WIFE, BARBARA A. MCMURTRY, by deed from W.V. WOODROW AND WIFE, EVELYN B. WOODROW, of record in Book 6265, page 753, dated April 5, 1984, said Register's Office. BARBARA A. MCMURTRY died in 1999 leaving JAMES E. MCMURTRY as the surviving tenant by the entirety. JAMES E. MCMURTRY died testate on or about April 21, 2022. Pursuant to the terms of his will of record in Case No. 22P830 in the Seventh Circuit Court for Davidson County, Tennessee, real property was to be treated as part of the probate estate. Pursuant to the terms of the will ROGER MCMURTRY, EXECUTOR OF THE ESTATE OF JAMES E. MCMURTRY conveyed said property to TANYA MCMURTRY, by Executor's Deed of record in Instrument No. 20230404-0024581, dated March 31, 2023, said Register's Office, as corrected in Instrument No.20250326-0022718 and in Instrument No 20251107-0089003 said Registers Office.**

**This is improved property known as: 103 Donald Street, Nashville, TN 37207**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 17th day of November, 2025.

**Tanya McMurtry**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Tanya McMurtry,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 17th day of November, 2025.

My Commission Expires: 11/26/2028

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

## CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **11/17/2025** [DATE].

**AFFIANT SIGNATURE**

**11/17/2025**

**DATE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me on this the **17th** day of **November**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

