Karen Johnson Davidson County
Batch # 1348968 DEEDWARR
11/20/2025 02:11:51 PM 2 pgs
Fees: $13.00 Taxes: $5,028.30
20251120-0092896

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64248
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John H. Webb Allison GL Webb 1123 Draughon Avenue Nashville, TN 37204	Raymond James Bank, ISAOA PO Box 23558 St. Petersburg, FL 33742

TAX MAP PARCEL NUMBERS: 11809008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,359,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin N. Murray and Melissa L. Murray, husband and wife,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **John H. Webb and Allison GL Webb, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 and the Westerly 18 feet of Lot No. 3 on the Plan of Subdivision of Draughon Tract Property, as of record in Plat Book 974 page 39, Register's Office for said County, to which Plan reference is made for a more complete description.

Said Lot No. 2 and part of Lot No. 3 front together 60 feet on the Southerly side of Draughon Avenue and run back 165.4 feet on the Westerly line and 166 feet more or less on the Easterly line to a dead line and measures 68 feet thereon.

Being the same property conveyed to Benjamin N. Murray and Melissa L. Murray, husband wife, by Warranty Deed from David M. Vernich and Connie L. Vernich, husband and wife, dated June 1, 2021 and recorded on June 11, 2021, of record in Inst. No. 20210611-0078982, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 974, page 39, said Register's Office.

This is improved property, known as 1123 Draughon Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 2025.

Benjamin N. Murray

Melissa L. Murray

State of Tennessee

County of Davidson

On this 17th day of November, 2025, before me the undersigned authority, personally appeared Benjamin N. Murray and Melissa L. Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,359,000.00.

Affiant

Sworn and subscribed before me this 17th day of November, 2025.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary