Karen Johnson Davidson County
Batch# 1361972 DEEDWARR
12/29/2025 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $7,585.00
20251229-0102778

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38999-12-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,050,000.00. Affiant Subscribed and sworn to before me this 23rd day of December, 2025. Notary Public My Commission Expires: 7-7-2027

EILEEN R. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: David Barbuto, Sage Steele 1408 Elmwood Avenue Nashville, TN 37212	**Send Tax Bills To:** **New Owners** 210 Charlotte Everly Cir., Hendersonville, TN 37075	**Tax Information:** Map and Parcel No.: 10513011000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert P. Murphy and Kelly D. Murphy, as Co-Trustees of the Robert and Kelly Murphy Revocable Trust under agreement dated August 30, 2017** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Barbuto and Sage Steele, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1408 Elmwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 22rd day of December, 2025.

Robert P. Murphy, Co-Trustee

Robert P. Murphy, Co-Trustee

Kelly D Murphy, Co-Trustee

Kelly D. Murphy, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert P. Murphy and Kelly D. Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of the Robert and Kelly Murphy Revocable Trust u/a/d August 30, 2017, and as such Co-Trustees have executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2025.

Notary Public

My Commission Expires:

7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly half of Lot No. 68 on the Plan of Belmont Land Company's Property called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 68 fronts on the Northerly side of Elmwood Avenue and runs back between parallel lines, with the Easterly margin of 15th Avenue South, formerly Harpeth Street, 188 feet to an alley.

Being the same property conveyed to Robert Murphy and wife, Kelly Murphy by deed dated December 6, 2012 from Holly S. Smith and husband, Clinton A. Smith, of record in Instrument No. 20121210-0113603, Register's Office for Davidson County, Tennessee. By Deed dated August 30, 2017 of record in Instrument No. 20170905-0091210, Register's Office for Davidson County, Tennessee, Robert Murphy and wife, Kelly Murphy conveyed subject property to Robert P. Murphy and Kelly D. Murphy, as Co-Trustees of the Robert and Kelly Murphy Revocable Trust under agreement dated August 30, 2017.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant For Accessory Dwelling, Detached, of record in Instrument No. 20150106-0001453, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 December 22, 2025 (date of document).

Affiant Signature

12/23/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

