Name and Address of New Owner:
Yvonne Murphy and Steven Lamont Murphy
3226 Hinkle Drive,
Nashville, TN 37218

Send Tax Bills To:
Yvonne Murphy and Steven Lamont Murphy
3226 Hinkle Drive,
Nashville, TN 37218

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 080-08-0-317

Karen Johnson Davidson County
Batch# 1363882 DEEDWARR
12/31/2025 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20251231-0104115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Veterans Properties Direct LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yvonne Murphy and Steven Lamont Murphy, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 5 on the Plan of Bordeaux Hills Addition of record in Book 4460, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clarksville Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company dated November 29, 2023 and recorded on December 07, 2023 of recorded in Instrument No. 202312070094567; further Being the same property conveyed to Veteran Properties Direct, LLC by Quitclaim Deed from Clarksville Homes LLC dated December 30, 2024 and recorded on December 31, 2024 of recorded in Instrument No. 202412310101557, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 080-08-0-317
Being also known as 3226 Hinkle Drive, Nashville, TN 37218

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2025.

Veterans Properties Direct LLC, a Tennessee Limited Liability Company

By: _____
Landon Casteel, Member

By: _____
Michael Merrill, Member

STATE OF TENNESSEE
COUNTY OF MONGTOMERY

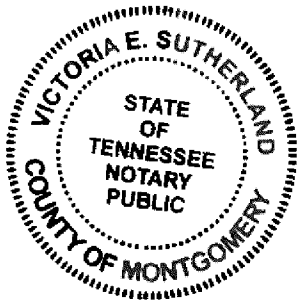
Before me, VICTORIA E SUTHERLAND of the state and county mentioned, personally appeared Landon ~~Casteel~~ CASTILLO and Michael Merrill, Members of Veterans Properties Direct LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Veterans Properties Direct LLC, the within named bargainor, a Limited Liability Company, and that such Landon Casteel and Michael Merrill, Members of Veterans Properties Direct LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in TN, this 22nd day of December, 2025.

Victoria E Sutherland
Notary Signature

Printed Name: VICTORIA E SUTHERLAND

My commission expires: 3-21-2029



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Veterans Properties Direct LLC, a Tennessee Limited Liability Company

By: _____
Landon Casteel, Member

By: _____
Michael Merrill, Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

Sworn to and subscribed before me this 22nd day of December, 2025.

_____
Notary Signature
My commission expires: 3-21-2029



Tennessee Certification of Electronic Document

I, Regina Sullo, 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)

Regina Sullo

Affiant Signature

December 30, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 30 day of December, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202512310104115