THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251252955** Karen Johnson Davidson County Batch # 1366155 DEEDWARR 01/06/2026 11:26:29 AM 2 pgs Fees: $13.00 Taxes: $2,904.50 20260106-0000947	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2026. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

WARRANTY DEED

Address New Owner: Andrew J. Monheim 1861 Fox Chase Dr Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 007-00-0-141.00

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, **Cara Allen Murphy, an unmarried woman and Paul J. Murphy, an married man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew J. Monheim, unmarried, and Brittney Nichole Kincaid, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee being Lot No 17 on the Plan of Fox Chase Meadows of record in Book 5200 Page 194 R.O.D.C. TN.

Said Lot No 17 fronts 170 feet on the Westerly side of Fox Chase Drive and runs back between lines, 658.31 feet on the Northerly line and 662.85 feet on the Southerly line to a line at the rear on which it measures 170.06 feet thereon.

Being the same property conveyed to Cara Allen Murphy, an unmarried woman and Paul J. Murphy, a married man, as joint tenants with right of survivorship by Warranty Deed from Charles Preston Hunley and Dorris Elane Hunley, husband and wife of record in Instrument No. 20220328-0035332 Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on March 28, 2022.

The execution of this instrument is affected by the signature of Cara Allen Murphy, as Attorney-in-Fact for Paul J. Murphy, which Power of Attorney is recorded in Instrument Number _____, said Register's Office.

Paul J. Murphy warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 5200, Page 194, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5498, Page 848 and Book 6331, Page 408, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1861 Fox Chase Dr Goodlettsville TN 37072

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

And Grantor covenants that it is 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of January, 2026.

Cara Allen Murphy

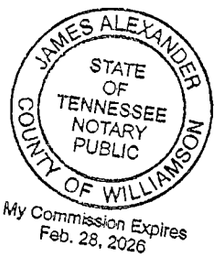
Paul J. Murphy by Cara Allen Murphy as Attorney-in-Fact
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cara Allen Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2026.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cara Allen Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Paul J. Murphy, and that he is authorized by Paul J. Murphy, to execute this instrument on his behalf.

WITNESS my hand, at office, this 5th day of January, 2026.

Notary Public

My Commission Expires: _____

