Karen Johnson
Batch # 1367826
01/09/2026 10:13:53 AM
Fees: $13.00 Taxes: $884.30
Davidson County
DEEDWARR
2 pgs
20260109-0002076

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5897

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of Dec., 25

Notary Public

Commission Expires: 1/25/26

MELISSIA DUGGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 25, 2026
COUNTY OF MAURY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lynn E. D'Cruz and Martin J. D'Cruz 102 Northcrest Court Nashville, TN 37211	13300 Lorenzo Blvd. Carmel, IN 46074	147-11-0A-102.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sara Ann Murray, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynn E. D'Cruz and Martin J. D'Cruz, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 102 on the Plan of Revised Northcrest East, a Planned Unit Development of record in Plat Book 6250, Page 847, 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 Marvin A. Jones, unmarried by Warranty Deed from Gary Bernard Gentry, married of record in Instrument No. 20050819-0099238 Register's Office for Davidson County, Tennessee, dated August 15, 2005 and recorded on August 19, 2005. The said Marvin A. Jones died on or about August 23, 2024. Reference is made to his last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in Case No. 24P-1822, in which he devises the subject property to Sara Ann Murray and

names her Executor.

Being the same property conveyed to Sara Ann Murray by Executor's Deed from Sara Ann Murray, the Executor in the Last Will and Testament of Marvin Alford Jones of record in Instrument No. 20250124-0005674 Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on January 24, 2025.

THIS PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE GRANTOR NOR HER SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 102 Northcrest Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29 day of December, 2025.

Sara Ann Murray

Sara Ann Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of December, 2025, before me personally appeared Sara Ann Murray and Andrew William Murray, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of December, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY