WARRANTY DEED

Karen Johnson Davidson County
Batch # 1381944 DEEDWARR
02/17/2026 03:19:40 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20260217-0012573

File #26-TL-2440-C

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES: 7-2-29

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSR-26-2440

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sydney Murphy and Joseph Murphy	Kind Lending, LLC	
(NAME)	(NAME)	
2440 Ravine Drive	1920 Main Street #1200	**135 16 0A 017.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Irvine, CA 92614	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL SMITH, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SYDNEY MURPHY AND JOSEPH MURPHY, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 33 on the Plan of Subdivision for TRACT 8, 9 & 10 OF NASHBORO VILLAGE, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael Smith, an unmarried person, by Warranty Deed from Michelle Emma Rose, an unmarried person, of record in Instrument No. 20231108-0087425, in the Register's Office of Davidson County, Tennessee, dated October 13, 2023, and recorded on November 08, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACT 8, 9 & 10 OF NASHBORO VILLAGE, as recorded in Plat Book 5200, Page(s) 168-189.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, with Supplemental recorded in Book 5465, Page 561 and amended in Book 5588, Page 429.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6209, Page 538 and Book 6937, Page 22.
* Easement recorded in Book 6937, Page 540.
* Charter for Nashboro Village Homeowners Association recorded as Book 4828, Page 834.
* Charter for Nashboro Village Sites 8, 9, and 10 Homeowners Association recorded as Book 5576, Page 419.
* By Laws for Nashboro Village Sites 8, 9, and 10 Homeowners Association recorded as Instrument No. 20150914-0093006.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2440 Ravine Drive, Nashville, TN 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th day of February, 2026.

Michael Smith

STATE OF New York
COUNTY OF Clinton

On this 12th day of February, 2026, before me personally appeared Michael Smith, 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 12th day of February, 2026.

Notary Signature
My commission expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 2/12/26.

Date

Affiant Signature

2/12/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of February, 2026.

Notary's Signature

My Commission Expires: 5/8/28

Date

Notary's Seal (if on paper)

