This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1382868 **DEEDWARR**
02/19/2026 01:41:29 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20260219-0013338

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $565,000.00.

Kylie Bucas
Affiant

Subscribed and sworn before me this the 9th day of February, 2026.

Debra Leist
Notary Public
My commission expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address of New Owner:
Kylie B. Lucas
3204 Kinross Ave
Nashville, TN 37211

Send Tax Bill to:
Regions Bank dba Regions Mortgage
P.O. Box 70903
Charlotte, NC 28272-0903

Tax Information
133-02-0 168.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANJELICA MURPHY AND MATT MURPHY, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KYLIE B. LUCAS**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plat of Airdrie Subdivision "B" property of D. C. Buell, as shown on plat of record in Book 547, page 42, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Matt Murphy and Anjelica Murphy, husband and wife, by Warranty Deed dated 08/30/2021, from Elfersy Properties LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210901-0117923, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3204 Kinross Ave, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of February, 2026.

Anjelica Murphy

Matt Murphy

STATE OF ~~TENNESSEE~~ Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anjelica Murphy and Matt Murphy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2026.

My commission expires: 01-16-2031

Notary Public

BONNIE LEIGH HAMBLIN
Notary Public - State of Idaho
Commission Number 20190098
My Commission Expires Jan 16, 2031