PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1391225
03/10/2026 11:49:24 AM
Fees: $13.00 Taxes: $2,941.50

Davidson County
DEEDWARR
2 pgs

20260310-0019009

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

W-RR-26-605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael D. McPherson and Annette McPherson		
(NAME)	(NAME)	
605 Banbury Place	New Owner	**172-09-0A-085.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **RONALD RICHARD RAY AND TERESA MARIE RAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL D. MCPHERSON A/K/A MICHAEL MCPHERSON AND ANNETTE MCPHERSON, HUSBAND AND WIFE,** 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. 85 on the Plan of Final Plat of Section Two, Banbury Crossing of record in Plat Book 9700, Page (s) 605 through 609, inclusive, 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 Ronald Richard Ray and Teresa Marie Ray, Husband and Wife by Warranty Deed from Alyssa M. Hasty and Husband, Alan G. Hasty of record in Instrument No. 20181226-0125235 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page (s) 605 through 609, Inclusive, as corrected in Book 10970, Page 943, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 9700, Page 549, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed(s) of record in Book 4148, Pages 75, 196, 247, 254, 261, 264 and 292, and Book 4693, Page 690, in the Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument No. 20020610-0070239, and amended in instrument No. 20250109002056, Register's Office for Davidson County, Tennessee.
- Charter for Banbury Crossing Homeowners Association, Inc. of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) in favor of United States of America record in Book 1174, Page 153, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) in favor of United States of America record in Book 2438, Page 392 Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) in favor of United States of America record in Book 2438, Page 460, Register's Office for Davidson County, Tennessee.
- Right of Way Easement contained in Deed of record in Book 2930, Page 71 in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10633, Page 330, Register's Office for Davidson

County, Tennessee.
• Deed of Conveyance to Metro Government for Water and Sewerage Services of record in Book 11497, Page 542, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10219, Page 518, Register's Office for Davidson County, Tennessee.
• Right of Way Easement contained in Deed of record in Book 3673, Page 551, in the Register's Office for Davidson County, Tennessee.
• Agreement of record in Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee.
• Open Area Conveyance to HOA of record in Instrument Number 20190329-0028382, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **605 Banbury Place, Brentwood, Tennessee 37027**.

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 6th DAY OF MARCH, 2026.

Ronald Richard Ray

Ronald Richard Ray

Teresa Marie Ray

Teresa Marie Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD RICHARD RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA MARIE RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212