BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17415-BW

Karen Johnson
Batch # 1393846
03/17/2026 09:46:30 AM
Fees: $13.00 Taxes: $1,276.13

Davidson County
DEEDWARR
2 pgs

20260317-0021099

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF March

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/4/27

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Gabriel Landi	Northpointe Bank	
1501 Jewell St	3333 Deposit Drive NE	072 13 0 003.00
Nashville, TN 37207	Grand Rapids, MI 49546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Linn Murdoch and Cynthia Murdoch, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Gabriel Landi, an unmarried man**

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:

Beginning at a point in the east margin of Jewell Street at the corner of Lots 22 and 23; thence with the line between said lots, easterly 158 feet to the westerly right of way of the L & N Railroad, thence with said right of way, Southerly 44 feet to the northerly margin of Blue Ridge Avenue; thence with the margin of the same, westerly 138.5 feet to the beginning of a curve; thence around said curve, northwesterly 38.33 feet to the point in the easterly margin of Jewell Street; thence with the margin of the same, northerly 59.2 feet to the point of beginning.

Including but Excluding that portion of the above described property conveyed by Deed of record in Book 4101, Page 986, as corrected in Book 4122, Page 255, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linn Murdoch and Cynthia Murdoch, husband and wife by Warranty deed from Brianna Woodliff f/k/a Brinna L. Smith and John Woodliff, wife and husband, of record in Instrument No. 202205040051578 Register's Office for Davidson County, Tennessee, dated May 2, 2022 and recorded on May 4, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1501 Jewell St, Nashville, TN 37207**

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 do 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.

Witness our hands this the 13th day of March, 2026.

Linn Murdoch

Cynthia Murdoch

STATE OF Florida
COUNTY OF Lake

By means of ☒ physical presence or [ ] online notarization

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linn Murdoch**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2026.

My Commission expires: 10/24/2026

Notary Public Brenda J Collier

Signer's identity verified in the following manner:
☒ Produced Identification -or- ☐ Personally Known
◎ Drivers License
○ Other: _____

BRENDA JO COLLIER
Commission #HH303440
My Commission Expires
October 24, 2026

STATE OF Florida
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia Murdoch**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2026.

My Commission expires: 10/24/2026

Notary Public Brenda J Collier

By means of ☒ physical presence or [ ] online notarization

Signer's identity verified in the following manner:
☒ Produced Identification -or- ☐ Personally Known
◎ Drivers License
○ Other: _____

BRENDA JO COLLIER
Commission #HH303440
My Commission Expires
October 24, 2026