Karen Johnson Davidson County
Batch# 1404803 DEEDWARR
04/13/2026 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260413-0029903

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of April, 2026.

Notary Public

My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gillian Murrey and Henry Murrey	**New Owner**	**142-13-0-C 078.00CO**
8731 Sawyer Brown Road		
Nashville, TN 37221		

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,

Beverly Ann Anderson, Trustee of The Charles and Beverly Anderson Revocable Trust dated December 5, 2019,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gillian Murrey and Henry Murrey, 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 Unit No. 8731 on the Plan of River Plantation, Section XI, Phase 1A of record in Plat Book 9700, Page 694, 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 Charles M. Anderson and wife, Beverly A. Anderson from Claude B. Phillips and wife, Carol N. Phillips by Warranty Deed recorded on March 4, 2004 in Instrument No. 20040304-0024992 Register's Office of Davidson County, Tennessee. And being all of the property conveyed to Charles Murray Anderson and Beverly Ann Anderson, Co-Trustees of the Charles and Beverly Anderson Revocable Trust dated December 5, 2019, by Quitclaim Deed from Charles M. Anderson and wife, Beverly A. Anderson, of record in Instrument No. 20191210-0127125, recorded December 10, 2019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Charter for Homeowners Association of record in Book 7402, Page 591 and Instrument No. 20100603-0043069, in the Register's Office for Davidson County, Tennessee.
c. Rules and Regulations of record in Book 10628, Page 702, in the Register's Office for Davidson County, Tennessee.
d. Easement to Tennessee Valley Authority of record in Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
e. Quitclaim deed of common areas to Homeowners Association of record in Instrument No. 20090825-0079852, in the Register's Office for Davidson County, Tennessee.
f. Restrictive covenants contained in an instrument of record in Book 7389, Page 924 and Instrument No. 20091005-0092613, Register's Office for Davidson County, Tennessee

g. Master Deed of record in Book 10628, Page 661, supplemented in Book 11029, Page 592, Register's Office for Davidson County, Tennessee.
h. By Laws of record in Book 10628, Page 677, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements.
i. Subject to lien for special assessment contained in DCCR's/Master Deed.
j. Subject to HOA dues- if any.
k. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8731 Sawyer Brown Road, Nashville, TN 37221.

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 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 my/our hand(s) this 7th day of April, 2026.

The Charles and Beverly Anderson Revocable Trust dated December 5, 2019

By: Beverly Ann Anderson
Beverly Ann Anderson, Trustee

STATE OF Florida
COUNTY OF Okaloosa

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared before me personally appeared Beverly Ann Anderson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Charles and Beverly Anderson Revocable Trust, is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of April, 2026.

Notary Signature
My commission expires: 10-31-27

Angel Rodriguez
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 459855
My Commission Expires 10/31/27

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-207**

Certificate of Authenticity

I, Scott Hubbard, 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

4/7/26.

Date

A. Scott Hubbard

Affiant Signature

April 7, 2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of April, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____

Date

Notary's Seal (if on paper)

M&H File #: **26-207**