39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353820

Karen Johnson Davidson County
Batch # 1408359 DEEDWARR
04/20/2026 11:44:59 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20260420-0032195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2026.

Notary Public
My Commission Expires: 7/4/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Murphy and Taylor Murphy 1236 Arroyo Drive Nashville TN 37218	PROVIDENT FUNDING ASSOCIATES, L.P 1235 NORTH DUTTON AVE, SUITE E, SANTA ROSA, CA 95401	Tax Parcel ID No. 058-07-0A-053.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany Ann McBurnie, married, and Mark William McBurnie, Jr., married, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Murphy and Taylor Murphy, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of A Final Plat for The Crossing at Drakes Branch, Phase 2, of record in Plat at Instrument No. 20220427-0048408, 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 BRITTANY ANN MCBURNIE and MARK WILLIAM MCBURNIE JR., JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from SDH NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, of record in Instrument No. 20230628-0049325, dated June 27, 2023, said Register's Office.

Said property was never the marital residence of Mark William McBurnie, Jr.

Justin Ryan Myers joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 058-07-0A-053.00-CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20201030-0127244 and in Instrument No. 20210330-0041867, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20220427-0048408, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190620-0059753, said Register's Office.

This is improved property located at 1236 Arroyo Drive Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2026.

Brittany Ann McBurnie

Brittany Ann McBurnie

Mark William McBurnie, Jr. by Brittany Ann McBurnie

Mark William McBurnie, Jr., by Brittany Ann McBurnie, his Attorney-in-Fact

his Attorney in fact

Justin Ryan Myers

Justin Ryan Myers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany Ann McBurnie and Justin Ryan Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittany Ann McBurnie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mark William McBurnie, Jr. and that she is authorized by Mark William McBurnie, Jr. to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of April, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026