Karen Johnson Davidson County
Batch# 1413200 DEEDWARR
04/29/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260429-0037991

WARRANTY DEED

KAYLA RODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-DW-3110-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bryn Murphy and Brian Murphy	new owner	
(NAME)	(NAME)	**188 10 0A 255.00**
3110 Patcham Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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,

CHRISTOPHER M. JACKSON AND BIANCA A. JACKSON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRYN MURPHY, AN UNMARRIED WOMAN, AND BRIAN MURPHY, A MARRIED MAN, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

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. 255 on the Plan of Phase 7, Section 1C, Carothers Crossing, of record in Plat Instrument No. 20210120-0008752, 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 Christopher M. Jackson and Bianca A. Jackson, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20211217-0167379, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021 and recorded on December 17, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 7, Section 1C, Carothers Crossing, as recorded in Instrument No. 20210120-0008752.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the establishing Carothers Crossing of record in Instrument No. 20070627-0076581 and as amended in Instrument Nos. 20080515-0049893 and 20180125-0008094; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, supplemented in Instrument Nos. 20070821-0099817 and 20070821-0099818, amended in Instrument No. 20080515-0049892, supplemented in Instrument No. 20171002-0100688; amended in Instrument No. 20171002-0100689 and Scrivener's Affidavit recorded in Instrument No. 20171220-0129697, Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690, and supplemented in Instrument Nos. 20190321-0025836, 20200803-0085638, 20210625-0086747, 20230320-0019922 and 20241125-0092077.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20190508-0043213 and 20211022-0142369.
* Charter for Carothers Crossing Neighborhood Association, Inc., recorded as Instrument No. 20070307-0027908.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3110 Patcham Drive, Nolensville, TN 37135**.

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 24th day of April, 2026.

Christopher M. Jackson

Bianca A. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2026, before me personally appeared Christopher M. Jackson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2026, before me personally appeared Bianca A. Jackson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 4.24.26 (date of document).

Affiant Signature

4.29.26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29 day of April, 2026

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26