This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25480-CC

Karen Johnson Davidson County
Batch# 1413826 DEEDWARR
04/30/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260430-0038502

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 28 day of April, 2026.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Melonie Murphy 2104 Cliff Dr. Nashville, TN 37218	New owner	070-13-0-116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **5001 Properties, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Melonie Murphy**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 13th Civil District of Davidson County, in the village of Bordeaux, known as 2104 Cliff Drive, Nashville, Tennessee and more particularly described as follows:

Beginning at a point in the Easterly margin of Cliff Drive, 399 feet, more or less, North of the Northerly margin of State Highway No. 112 known as Clarksville Highway (formerly known as New Highway No. 112), being the Northeast corner of the property conveyed to John and Elise Geist by deed of record in Book 263, Page 503, Register's Office for said County; thence with the margin of said Drive, North 32 degrees East 90 feet to a point; thence South 58 degrees East 295 feet to low water mark of Cumberland River; thence down said river 90 feet, more or less, to a point which is Geist's Northeast corner; thence North 58 degrees West 295 feet, more or less, to the beginning.

Being the same property conveyed to 5001 Properties LLC by Warranty Deed from Marian Taylor and husband, Jeremy Taylor, dated May 10, 2016, recorded May 16, 2016, of record in Instrument No. 20160516-0048872, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2104 Cliff Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2026, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of April, 2026.

GRANTOR:

5001 PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Kristin Walker, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Walker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Authorized Member of 5001 Properties, LLC, the maker, a Tennessee limited liability company, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2026.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

_____
Notary Public
My Commission expires: 3.21.2028

202604300038502

Certificate of Authenticity

I, Holly A Mason, 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 4/28/26

Affiant Signature

4/29/26
Date

State of TN
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026