Karen Johnson Davidson County
Batch# 1418030 DEEDWARR
05/08/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20260508-0041716

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

CRT File No. 260253527

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $539,900.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2026.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Miller and Haley Miller	Guild Mortgage Company, LLC	Tax Parcel ID No.
736 Wolfeboro	PO Box 1788	141 05 0A 064.00
Nashville TN 37221	Springfield, OH 45501-1788	

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, **Joshua Thomas Murphy and Madison F. Murphy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Miller and Haley Miller, husband and wife**, ("Grantees"), its 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. 64 on the Plan of Avondale Park, Phase 1, Section 3, "Cluster Lot Subdivision", of record in Instrument No. 20090318-0024198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Madison F. Murphy and Joshua Thomas Murphy, wife and husband, as joint tenants with rights of survivorship, by QuitClaim Deed from Madison F. Murphy f/k/a Madison Hunter and Joshua Thomas Murphy, wife and husband and Paul Hunter, a married man, of record in Instrument No. 20240821-0064121, in the Register's Office of Davidson County, Tennessee, dated August 13, 2024 and recorded on August 21, 2024.

Being the same property conveyed to Paul Hunter, married, and Madison F. Hunter and Joshua Thomas Murphy, wife and husband, as joint tenants with rights of survivorship, by Warranty Deed from Amber Silvia, Executrix of the Estate of Jeffrey Vick, of record in Instrument No. 20231102-0085773, in the Register's Office of Davison County, Tennessee, dated November 01, 2023 and recorded on November 02, 2023.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Avondale Park, Phase 1, Section 3, "Cluster Lot Subdivision", as recorded in Instrument No. 20090318-0024198.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, as amended in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.

Easement recorded in Instrument No. 20090707-0063325.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293.

This is improved property located at 736 Wolfeboro Nashville TN 37221

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 6th day of May, 2026.

Joshua Thomas Murphy

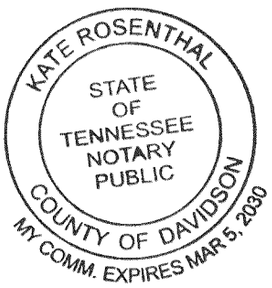
Madison F. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Thomas Murphy and Madison F. Murphy, 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 6th day of May, 2026.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** 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 this the 6 day of May, 2026.

Affiant Signature

Date 5/6/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
08-10-2027