26-6086

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,100.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 04/29/2026 Notary Public MY COMMISSION EXPIRES: 11/20/29 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1418798 DEEDWARR
05/11/2026 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,421.17
20260511-0042375

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC
ESTABLISHED 2004

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas M. Vitale	**Same as New Owner**	**096-10-0-122.00**
2912 Leatherwood Dr, Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Terrance Murray and Jonathan Murray,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Michael Vitale, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Clover-Hill, Section 5, as of record in Book 2133, Page 88, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terrance Murray and Jonathan Murray, by Quitclaim Deed from Jonathan Murray, as Trustee of the Fannie Murray Irrevocable Trust dated December 15, 2020, dated December 11, 2025, of Record in Instrument No. 20251223-0101916, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jonathan Murray, Trustee of the Fannie Murray Irrevocable Trust dated December 15, 2020, by Quitclaim Deed from Fannie Murray, a widow, dated December 15, 2020, of record in Instrument No. 20210104-0000105, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2912 Leatherwood Dr, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 29th day of April 2026.

Terrance Murray

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Terrance Murray** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of April 2026

NOTARY PUBLIC

My Commission Expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, this instrument has been executed on this the 28th day of April 2026.

Jonathan Murray

STATE OF Florida
COUNTY OF Pasco

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jonathan Murray**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 28th day of April 2026.

NOTARY PUBLIC

My Commission Expires: June 22, 2029

ADRIANA ORTEGA
Notary Public - State of Florida
Commission # HH 645682
My Comm. Expires Jun 22, 2029
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 April 29, 2026 (date of document).

Bailey Warren
Affiant Signature

4-29-2026
Date

State of TENNESSEE

County of WILSON

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

Notary's Signature

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 11/20/29