LAURA DESMOND
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **810,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 8/20/2029

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Rickert and Margaret Seay	~~New Owner~~ Kind Landing	104 05 0 136.00
(NAME) 3813 Murphy Road	(NAME) 1920 Main St. Suite 1200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Irvine CA 92614	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHY P. DEVINE, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMUEL RICKERT AND MARGARET SEAY, AN UNMARRIED COUPLE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 12 on the Plan of RICHLAND REALTY COMPANY'S SUBDIVISION OF LOTS NOS. 328, 329 AND 356 IN WEST LAWN SUBDIVISION, of record in Plat Book 421, Page 79, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy P. Devine, an unmarried woman by Deed dated July 22, 2016 from Michael A. Gwinn, unmarried, recorded July 26, 2016, in Instrument Number 20130726-0076722, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 3813 Murphy Road, Nashville, TN 37209

Karen Johnson
Batch # 1426318
05/28/2026 09:49:37 AM
Fees: $13.00 Taxes: $2,997.00

Davidson County
DEEDWARR
2 pgs

20260528-0048327

LT&E File #23191

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. 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 27th day of May, 2026

Kathy P. Devine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of May, 2026, before me personally appeared Kathy P. Devine, 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 27th day of May, 2026.

Notary Signature
My commission expires: 9/26/29

