Karen Johnson Davidson County
Batch# 1427131 DEEDWARR
06/02/2026 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20260602-0049407

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-39738-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ day of May, 2026.

NOTARY PUBLIC

My commission expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James McMahan Patterson, III 6952 Highway 70, Unit 124 Nashville, TN 37221	Same address as new owner	143-01-0C-024.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($295,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PEYTON MAE KELLEY MURPHY (FORMERLY KNOWN AS PEYTON MAE KELLEY), MARRIED, JOINED BY HER HUSBAND, LUKE MURPHY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES MCMAHAN PATTERSON, III, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Unit No. 124 on the Plan of First Revision, Horizontal Property Regime Common Element Plat, West Port Landing Condominiums, of record in Instrument #20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Peyton Mae Kelley, unmarried woman, from Laurie J. Adcock-Oliver and Kelly A. Oliver, wife and husband, by Warranty Deed dated June 2, 2023 and recorded June 2, 2023 in Instrument #20230602-0041913, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 6952 Highway 70, Unit 124, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Luke Murphy, husband of Peyton Mae Kelley Murphy, joins in this conveyance to quitclaim any and all right, title and interest he may have in and to the herein described property to said Grantee.

WITNESS OUR HANDS, this 28 day of May, 2026

GRANTOR(S)

Peyton Mae Kelley Murphy

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Peyton Mae Kelley 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 and seal, this the 28 day of May, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary Public

Printed Notary Name

My commission expires: _____

GRANTOR(S)

Luke Murphy

STATE OF Alabama
COUNTY OF Montgomery

Personally appeared before me, a Notary Public, Peyton Mae Luke Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of May, 2026.

Notary Public

Isabella Jimenez
Printed Notary Name

My commission expires: 12-03-2028

ISABELLA JIMENEZ
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires 12-03-2028

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 28, 2026.

Tracey Perry
Signature

Date: 6-1-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 1st day of June, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028