Karen Johnson Davidson County
Batch# 1430455 DEEDWARR
06/09/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260609-0052266

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 9 day of June, 2026.

Notary Public

My Commission Expires: 11/17/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Steven Lee Lomax and Tamara B. Lomax	NEW OWNER	062-15-0-034
2608 Davidwood Court		
Nashville, TN 37214		

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

Paul S. Murray and Megan H. Murray, husband and wife

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

Steven Lee Lomax and Tamara B. Lomax, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 100 as shown on the map entitled Sutherland Heights, Section 3, of record in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Paul S. Murray and Megan H. Murray, husband and wife, by Warranty Deed from Christopher W. Hollister and Kathryn S. Hollister, husband and wife, dated 10/23/2020 and recorded 11/13/2020 in Instrument No. 20201113-0134210, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: All existing easements and all other matters as shown on plat of record in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2608 Davidwood Court, Nashville, TN 37214

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 8th day of June, 2026

Paul S. Murray

Megan H. Murray

STATE OF LOUISIANA
COUNTY OF Orleans

Before me personally appeared Paul S. Murray and Megan H. Murray, 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 8th day of June, 2026.

Notary Signature
My commission expires:

Michelle L. Damico
Notary Public No. 65925
State of Louisiana
My commission is for life

MICHELLE L. DAMICO NOTARY PUBLIC ID NO. 65925 JEFFERSON PARISH, LA

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-9-2026.

Affiant Signature — Date: 6-9-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-9-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY