Karen Johnson Davidson County
Batch# 1432795 DEEDWARR
06/11/2026 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20260611-0053141

Return to:
Magnolia Title
1104 Fatherland St
Nashville, TN 37206

WARRANTY DEED

TAMMY LISA ALGAR
Notary Public
Connecticut
My Commission Expires Nov 30, 2030

File No. BC-26-422

STATE OF ~~TENNESSEE~~ CT
COUNTY OF ~~DAVIDSON~~ Middlesex
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 11-30-2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Paul Allen	**New Owner**	
(NAME) 1206 Cleves St	(NAME) **1206 Cleves St**	053 03 0 037.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) **Old Hickory, TN 37138**	
(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, I, **KEVIN D. MURPHY, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WESLEY PAUL ALLEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of Land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 246 on the Resubdivision of Lots 245 and 246 of The Village of Old Hickory, Section B, of record in Plat Book 11190, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kevin D. Murphy, unmarried man by Warranty Deed from Cynthia L. Elmore, unmarried, dated May 07, 2020 and recorded on May 12, 2020 in Instrument Number 20200512-0049143, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1206 Cleves St, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 10th day of June, 2026.

Kevin D. Murphy

STATE OF Connecticut
COUNTY OF Middlesex

On this 10th day of June, 2026, before me personally appeared Kevin D. Murphy, 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 10th day of June, 2026.

TAMMY LISA ALGAR
Notary Public
Connecticut
My Commission Expires Nov 30, 2030

Notary Signature TAMMY LISA ALGAR
My commission expires: 11.30.2030

Certificate of Authenticity

I, Pam Autry, 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 **June 10, 2026**.

Date

Affiant Signature

June 10, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **June**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)