Karen Johnson Davidson County
Batch # 1435579 DEEDWARR
06/17/2026 03:20:21 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20260617-0055116

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$399,900.00**

Subscribed and sworn to before me this 16th day of June, 2026.

Notary Public **Affiant**
My Commission Expires: 02-05-30

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
John A. McQuiston Jr. **8207 Sawyer Brown Rd E-1** **Nashville, TN 37221-8540**	**Same as New Owner**	**142-01-0A-027.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Warner Lea Murphy, a married man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **John A. McQuiston, Jr. a single person**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-1 on the Plan of Section 1, River Plantation Condominium Apartments, of record in Book 4460, Page 59, Register's Office for said County, which plan and record thereof are incorporated herein and made part hereof by reference.

Being the same property conveyed to Mary Louise Murphy by Warranty Deed from Barbara Lynn Bach, an unmarried person of record in Instrument No. 20110823-0064988 Register's Office for Davidson County, Tennessee, dated August 22, 2011 and recorded on August 23, 2011.

The said Mary Louise Murphy having since died intestate on or about January 13, 2026, leaving Woods Foster Murphy and Warner Lea Murphy as her sole heirs at law. For further reference, see Affidavit of Heirship of record in Instrument No. 20260317-0021348, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-TG-26-8207

Being the same property conveyed to Warner Lea Murphy, married by Quitclaim Deed from Woods Foster Murphy, unmarried of record in Instrument No. 20260317-0021349 Register's Office for Davidson County, Tennessee, dated March 10, 2026 and recorded on March 17, 2026.

This is ( ) unimproved (X) improved property known as: 8207 Sawyer Brown Rd, Unit E-1, Nashville, TN 37221-8540.

This conveyance is subject to all restrictions, easements and planning documents of record.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th day of June, 2026.

Warner Lea Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Park,** a Notary Public in and for said County and State, **Warner Lea Murphy,** the within named Bargainors, 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 official seal at Goodlettsville, Tennessee this the 16th day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030