Karen Johnson Davidson County
Batch# 1437267 DEEDWARR
06/23/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260623-0056507

WARRANTY DEED

File #26-236

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of June, 2026

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MHRT Group, LLC	NEW OWNER	172-02-0A-005.00-CO
(NAME)	(NAME)	
1217 Spruell Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **Myles H. Murphy and Carrie L. Murphy, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MHRT Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, Being Lot Number 5 on the Myrtlewood Estates, Section 8, a Planned Unit Development formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register's Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Myles H. Murphy and Carrie L. Murphy, husband and wife by Warranty Deed from The Boulders Subdivision, LLC, a Tennessee limited liability company of record in Instrument No. 20220201-0011255 Register's Office for Davidson County, Tennessee, dated December 13, 2021 and recorded on February 01, 2022.

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.

unimproved ☒
This is improved ☐ property, known as 5808 Woodland Hills Dr, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9 day of June, 2026.

Myles H. Murphy

Carrie L. Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of June, 2026, before me personally appeared Myles H. Murphy and Carrie L. 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 9 day of June, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Rachelle Oser, 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 6/9/26 (date of document).

Rachelle Oser
Affiant Signature

6/22/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

