Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1178

Karen Johnson Davidson County
Batch # 1437702 DEEDWARR
06/24/2026 03:34:11 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20260624-0057153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **ET PROPS, G.P., a Tennessee Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Murrell and Marta Murrell, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the L.H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason V. Oggs, a married man by Warranty Deed from Madison Gourley, single of record in Instrument No. 20201223-0153080, Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 23, 2020.

Being the same property conveyed to ET, Props G.P., a Tennessee General Partnership by Warranty Deed from Jason V. Oggs, a married man of record in Instrument No. 20260224-0014722, Register's Office for Davidson County, Tennessee, dated February 20, 2026 and recorded on February 24, 2026.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1010 43rd Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Timothy Murrell	NEW OWNER	**091-08-0-083.00**
Marta Murrell		
1010 43rd Avenue North		
Nashville, TN 37209		

WITNESS THE EXECUTION HEREOF this 11th day of June, 2026.

ET PROPS, G.P., a Tennessee Partnership

III, PARTNER

By: Edmund Hadley, III, Partner

State of Tennessee)
County of Davidson)

On this 11th day of June, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Edmund Hadley, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is a Partner of the maker, ET PROPS, G.P., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of ET PROPS, G.P., as Partner.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 485,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of June, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON