Karen Johnson Davidson County
Batch# 1445859 DEEDWARR
07/14/2026 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20260714-0063376

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow, LLC** **FTEC File No.: 39185-04-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Affiant Subscribed and sworn to before me this 13 day of July, 2026. Notary Public My Commission Expires: 5/12/30

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas Murray, Margaret Murray 115 Alton Road Nashville, TN 37205	New Owners	Map and Parcel No.: 12912009800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Vann and Abby G. Vann, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Murray and Margaret Murray, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Alton Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2026.

Michael B. Vann

Abby G. Vann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B. Vann and Abby G. Vann, 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, at office, this 6th day of July, 2026.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

7-7-2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16, Block A on THE PLAN OF 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2 BLOCKS A.B.C.&D, of record in Plat Book 1130, Page 62, Register's Office for said County.

Said Lot No. 16 fronts 100 feet on the southerly margin of Alton Road and extends back between parallel lines a distance of 200 feet to a dead line in the rear.

Being the same property conveyed to Michael B. Vann and Abby G. Vann, husband and wife, by deed dated August 30, 2018 from Philip D. Krebs and Diana V. Sandoval Krebs, husband and wife, of record in Instrument No. 20180904-0086962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 62 & 63, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 1357, Page 41, Register's Office for Davidson County, Tennessee.
4. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1065, Page 6, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 13, 2026.

Affiant Signature

July 13, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of July, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27