39B

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1448168 DEEDWARR
07/17/2026 08:49:20 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20260717-0064756

File No. CH-26-2997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 5/12/30

(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Lockwood and Zachary Arnerich	Steadfast Mortgage	
(NAME) 5204 Timber Gap Drive	(NAME) 2 Cadillac Dr	155-16-0A-002.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, Tn 37027	
(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/we, **Henry Murrey and Gillian Murrey, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Lockwood and Zachary Arnerich, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of A Resubdivision of Traceside, Section One of record in Plat Book 7900, Page 946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 102 fronts 70 feet on the Northwesterly margin of Timer Gap Drive and extends back 128.00 feet on the Northeasterly line and 125.00 feet on the Southwesterly line to a dead line in the rear, measuring 70.06 feet thereon.

Being the same property conveyed to Henry Murrey and Gillian Murrey, husband and wife, by Warranty Deed from Michael M Covington and Spouse, Gena M. Covington of record in Instrument No. 20180823-0083617 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on August 23, 2018.

This is property more commonly known as 5204 Timber Gap Drive, Nashville, TN 37221.

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/our hand this 14th day of July, 2026.

Henry Murrey

Gillian Murrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Murrey and Gillian Murrey, the bargainor, 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 14th day of July, 2026.

Notary Signature

My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY