Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

RECORDING INFO

Karen Johnson Davidson County
Batch # 1448393 DEEDWARR
07/17/2026 09:50:41 AM 2 pgs
Fees: $13.00 Taxes: $8,658.00
20260717-0064806

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,340,000.00.

Affiant

Sworn to and subscribed before me this 16th day of July, 2026.

Notary Public

My Commission Expires:

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

PREPARED BY AND RETURN TO:
Valerie Webb & Associates PLLC
3037A Highway 31W
P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Ian McCollum 11 Bancroft Place Nashville, TN 37214	New Owner(s)	144 00 0 091.00

THIS GENERAL WARRANTY DEED is made and effective as of the 16th day of July, 2026 (the "***Effective Date***"), by and between:

JAMES THOMAS MURPHY, SR. Trustee of the MURPHY REVOCABLE LIVING TRUST DATED 3/9/2022 ("***Grantor***"); and

IM **IAN MCCOLLUM, a married person** ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 4, on the Final Plat of BANCROFT of record in Plat Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Thomas Murphy Sr., as Trustee of the Murphy Rev Liv Trust dtd 3/9/2022, by Quitclaim Deed from James T. Murphy, unmarried, of record in Instrument No. 20240920-0072871, in the Register's Office of Davidson County, Tennessee, dated August 28, 2024, and recorded on September 20, 2024.

Being the same property conveyed to James T. Murphy and Bettyann Murphy, husband and wife, by Warranty Deed from Thomas Ray Deford and Emily Kay Deford, husband and wife, of record in Instrument No. 20200504-0046557, in the Register's Office of Davidson County, Tennessee, dated April 30, 2020, and recorded on May 04, 2020. The said Bettyann Murphy died on September 24, 2021, leaving James T. Murphy as surviving tenant by the entirety.

This is improved property commonly known as 11 Bancroft Place, Nashville, TN 37214.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BANCROFT, as recorded in Plat Book 9700, Page(s) 326 & 327.

3. Declaration of Covenants, Conditions and Restrictions recorded in Book 10319, Page 1, as amended in Book 10366, Page 623; Book 10564, Page 570 and Instrument No. 20210201-0013887.

4. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20020711-0083760.

5. Charter for Bancroft Homeowners' Association, Inc. recorded as Book 11350, Page 855.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Murphy Revocable LivingTrust Dated 3/9/2022

BY: James Murphy Sr.
James Thomas Murphy, Sr.

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, James Thomas Murphy, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the of Murphy Revocable Trust, and is authorized and empowered to execute this instrument on behalf of such trust as its free act and deed.

Witness my hand, at office, this 16th day of July, 2026.

Notary Public

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/29/2028