THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1451140 DEEDWARR
07/23/2026 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20260723-0066842

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Steven Banks Murdock 5752 Amalie Drive Nashville, TN 37211	Same as Owner	161 11 0F 017.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patricia Lynn Morrison, Individually and as Personal Representative of The Estate of Bobbie Marie Moreland, deceased,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Steven Banks Murdock, unmarried man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5752 Amalie Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 32nd Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Townhomes of Brentwood, of record in Plat Book 9700, Page 990, 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 Bobbie Marie Moreland, an unmarried woman, by Warranty Deed from David R. Ware, unmarried man, dated July 7, 2017, and recorded July 10, 2017, of record in Instrument No. 20170710-0069206, in the Register's Office for Davidson County, Tennessee. Bobbie Marie Moreland passed away on February 9, 2026. Probate Case No. 26P469, in the public records for Davidson County, Tennessee

This is improved property known as 5752 Amalie Drive, Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to ali genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of July, 2026.

The Estate of Bobbie Marie Moreland, deceased

By: Patricia Lynn Morrison, Individually, and as Personal Representative
Patricia Lynn Morrison, Individually, and as Personal Representative

STATE OF CALIFORNIA
COUNTY OF KERN

On this 13th day of July, 2026, before me personally appeared Patricia Morrison, Individually and as Personal Representaive of The Estate of Bobbie Marie Moreland, deceased, 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 13th day of July, 2026.

(See attached California Acknowledgement)
Notary Signature
My commission expires: 11/10/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14th day of July, 2026.

Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern

On July 13, 2026 before me, Tina Strange, Notary Public, personally appeared Patricia Lynn Morrison, Individually, and as Personal Representative

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

TINA STRANGE
COMM. # 2470634
NOTARY PUBLIC - CALIFORNIA
KERN COUNTY
COMM. EXPIRES NOV. 10, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: GENERAL WARRANTY DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Certificate of Authenticity

I, [redacted], 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 7-14-26 (date of document).

[redacted]
Affiant Signature

Date: 7-14-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of July, 2026.

[redacted]
Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER