Karen Johnson Davidson County
Batch# 1455573 DEEDWARR
08/04/2026 11:23:30 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20260804-0071652

9222

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2026.

Notary Public

COMMISSION EXPIRES:

SHANNON PHILBIN LEDFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 19, 2029

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Eckard Haley Hagwood	CMG MORTGAGE	024-00-0-156
(NAME)	(NAME)	
4844 Brick Church Pike	3160 Crow Canyon Road Suite 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(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, **we, Dennis L. King and John R. Murphy, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Eckard and Haley JoAnn Hagwood, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in the Second District of Davidson County, Tennessee, being Tract No. 1 on the Plan of division of the Nellie Phelan Ragan (deceased) property, and more particularly described according to a survey by Donald R. Carver, Surveyor, Lic. #271, dated September 25, 1981, as follows:

Beginning at an iron pin in the westerly line of Brick Church Pike, the southeast corner of the Taylor property; thence North 35° 00' West for a distance of 150.00 feet to an iron pin by a walnut tree; thence North 57° 00' West for 120.00 feet to a fence post; thence North 27° 00' West for a distance of 102.00 feet to an iron pin; thence North 43° 00' West for a distance of 102.00 feet toa steel post; thence North 45° 00' West for a distance of 150.00 feet to an iron pin by walnut tree; thence North 50° 00' West for a distance of 49.00 feet to an iron pin and elm tree; thence North 64° 00' West for a distance of 272.00 feet to an iron pin; thence North 55° 15' West for a distance of 175.00 feet to an iron pin in fence line, the northwest corner of this Tract; thence North 36° 30' East for a distance of 160.00 feet to an iron pin, the Northeast corner of this tract; thence South 61° 00' East for a distance of 445.00 feet to an iron pin; thence South 54° 08' East for a distance of 656.00 feet to an iron pin in the westerly line of Brick Church Pike; thence along the westerly margin of Brick Church Pike South 37° 15' West for a distance of 300.00 feet to the point of beginning, containing 5.07 acres, more or less.

Being the same property conveyed to Dennis L. King, unmarried and John R. Murphy, unmarried by virtue of a deed from Tamra R. Wright and Kimberly Kay Cox recorded on November 4, 2022 at 08:46am as Instrument #20221104-0118915 in the official records of the Register's Office for Davidson County Tennessee. The said Dennis L. King and John R. Murphy are now married to each other.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4844 Brick Church Pike Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, successors 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, successors 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 our hands this 28 day of July, 2026.

Dennis L. King

John R. Murphy

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Dennis L. King and John R. Murphy**, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 28 day of July, 2026.

Notary

Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 1, 2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28 day of July, 2026.

07/ 28 /2026

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28th day of July, 2026.

Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027