Karen Johnson Davidson County
Batch# 1464954 DEEDWARR
08/27/2026 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260827-0079744

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00 Kelsey Murray AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/20/2026. NOTARY PUBLIC MY COMMISSION EXPIRES

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 609 River Rock Boulevard
suite B3
Murfreesboro, TN 37128
file # 8988-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kelsey Murray and Ryan Murray	**Bank of America**	096-12-0-029.00
3243 Cloverwood Drive	4500 Amon Carter Blvd,	
Nashville, TN 37214	Ft Worth TX 76155	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Morgan B.Williams, and wife Jessica M.Williams

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Anthony Murray and Kelsey Murray, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 30, on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Morgan B. Williams and wife, Jessica M. Williams by Warranty Deed from Christy Kelly and husband, Kerry Kelly of record in Instrument No. 20070123-0009424 Register's Office for Davidson County, Tennessee, dated January 19, 2007 and recorded on January 23, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 3243 Cloverwood Drive Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 20th, 2026.

Morgan B. Williams

Morgan B.Williams

Jessica M. Williams

Jessica M. Williams

STATE OF Texas

COUNTY OF Bexar

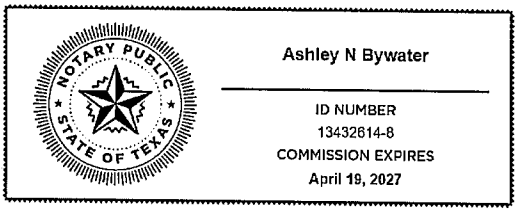
Personally appeared before me via video-audio communication, a Notary Public of said County and State, Morgan B.Williams and Jessica M.Williams, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 20th, 2026.

Ashley N. Bywater

Notary Public Ashley N Bywater

My Commission Expires: 04/19/2027



File #: 8988-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/20/2026 (date of document).

Affiant Signature

8/21/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 21st day of August, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027