Karen Johnson Davidson County
Batch# 1467108 DEEDWARR
09/02/2026 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260902-0081360

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jacob Bryan Gossett 203 Fairmont Court Nashville, TN 37203	Jacob Bryan Gossett 203 Fairmont Court Nashville, TN 37203	104 06 0M 003.00

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, **Brian A. Murphy, a single man,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jacob Bryan Gossett, a single man**, ("Grantee") all of my right, title and interest in and to that certain real property known as 203 Fairmont Court, Nashville, TN 37203, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

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

Being Apartment No. A-3 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, Page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, page 708, as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in Master Deed, reference is hereby made to the plat of Fairmont Court Condominiums and set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125; Book 6774, page 221, as revised in Book 6823, page 962, and as modified in Book 6893, page 62, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brian A. Murphy, a single man, by Warranty Deed from Rose Colette Hailey, an unmarried woman, dated December 8, 2014, and recorded December 11, 2014, of record in Instrument No. 20141211-0113395, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 203 Fairmont Court, Nashville, TN 37203.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 all genders.

In Witness Whereof, he, the said, **Grantor**, hereunto set by hands and seals this 28th day of August, 2026.

Brian A. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2026, before me personally appeared **Brian A. Murphy**, 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 28th day of August, 2026.

Notary Signature
My commission expires: 2/27/2029

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

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $375,000.00, 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 28th day of August, 2026.

Notary Public
My commission expires: 2/27/2029

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

Certificate of Authenticity

I, Ashley Rudy, 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 August 28, 2026 (date of document).

Affiant Signature

Date: 8/28/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY