Karen Johnson Davidson County
Batch# 1476371 DEEDWARR
09/22/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20260922-0087896

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/27/27
File No. G26-26787

ROBERT CONNOR WHITAKER NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John T. Jones, II (NAME)	New Owner(s) (NAME)	017-00-0-280.00
2875 Lower Walkers Creek Rd (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **David J. Murphy and Mary J. Murphy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John T. Jones, II and Jessica Beaucage Jones, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 3 on the survey by Ray G. Cole, Surveyor License No. 924, dated 9/17/84 as follows:

Beginning at an iron pin set in the northwesterly margin of Lower Walker's Creek Road, said point being 1006.82 feet south of the original northwest corner of this tract as described in deed of record in Book 3572, page 616, Register's Office for said County, thence, along the northwesterly margin of Lower Walker's Creek Road S 60 degrees 12' 20" W 82.18 feet to a point; thence S 65 degrees 20' 50" W 220.57 feet to an iron pin set; thence leaving the northwesterly margin of Lower Walker's Creek Road N 41 degrees 40' 7" W 246.75 feet to an iron pin set; thence N 62 degrees 50' 4" W 740.95 feet to an iron pin set; thence N 67 degrees 13' 34" E 531.34 feet to an iron pin set; thence S 46 degrees 23' 19" E 410.07 feet to an iron post; thence S 35 degrees 8' 31" E 150.66 feet to an iron pin set; thence S 61 degrees 30' 25" E 123.82 feet to a hackberry tree; thence S 40 degrees 50' 34" E 172.28 feet to the beginning, containing 6.950 acres, more or less.

Being the same property conveyed to David J. Murphy and Mary Jane J. Murphy, husband and wife by Deed dated September 16, 2002 from Morris E. Ayers, a single person, recorded September 23, 2002, in Instrument Number 20020923-0115397, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2875 Lower Walkers Creek Road, Goodlettsville, TN 37072.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand/s this 21st day of September, 2026.

David J. Murphy

Mary J. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2026, before me personally appeared David J. Murphy and Mary J. 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 21st day of September, 2026.

Notary Signature
My commission expires: 11/27/27

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 21, 2026.

J. Carlton Drumwright

September 21, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 21, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY