Karen Johnson Davidson County
Batch# 1477218 DEEDWARR
09/24/2026 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260924-0088747

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value whichever is greater, for this transfer is **$360,000.00**

Subscribed and sworn to before me this 23rd day of September, 2026.

Notary Public **Affiant**
My Commission Expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Alfredo Villanueva & Raul Villanueva **607 Center Street** **Madison, TN 37115**	NEWOWNER	**052-03-0-109.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Patricia K. Murphy and George J. Murphy, Co-Trustees of The Murphy Tennessee Community Property Trust dated February 12, 2024**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Alfredo Villanueva, a married man and Raul Villanueva, a married man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land lying in Davidson County, Tennessee, being Lot No. 18 of Block A, on the unrecorded Plan of Home Acres Subdivision and being more particularly described as follows:

Beginning at a point in the east margin of Center Street, at the corner of Lot 18 and 19; thence with the line between said lots easterly 334.7 feet to a point; thence southerly 100 feet to a corner of Lot No. 17; thence with the line between Lot Nos. 17 and 18, westerly 334.7 feet to the east margin of Center Street; thence with the margin of the same, northerly 100 feet to the beginning.

Being the same property conveyed to George J. Murphy and wife, Patricia K. Murphy by Warranty Deed from William D. Ramsey and wife, Celeste D. Ramsey of record in Book 8799, Page 814, Register's Office for Davidson County, Tennessee, dated November 19, 1992 and recorded on December 1, 1992.

Being a portion of the same property conveyed to George J. Murphy and Patricia K. Murphy, Co-Trustees of The Murphy Tennessee Community Property Trust dated February 12, 2024 by Quitclaim Deed from George J. Murphy and Patricia K. Murphy of record in Instrument No. 20240221-0011999 Register's Office for Davidson County, Tennessee, dated February 12, 2024 and recorded on February 21, 2024.

This is ( ) unimproved (X) improved property known as: 607 Center Street, Madison, TN 37115

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

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 23rd day of September, 2026.

The Murphy Tennessee Community Property Trust dated February 12, 2024

By: Patricia K. Murphy
Patricia K. Murphy, Co-Trustee

By:
George J. Murphy, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, the undersigned authority, a Notary Public for said county and State, Patricia K. Murphy and George J. Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person are the co-trustees of The Murphy Tennessee Community Property Trust dated February 12, 2024 and are authorized by the trust, to execute this instrument on behalf of the trust.

Witness my hand and official seal at Goodlettsville, Tennessee this the 23rd day of September, 2026.

Mary Birthright
NOTARY PUBLIC
My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 9/23/26 (date of document).

Affiant Signature

9/23/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of September 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY