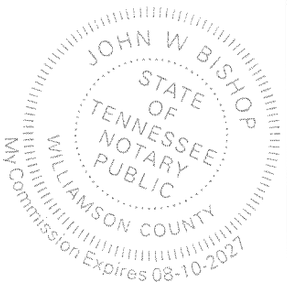
Karen Johnson Davidson County
Batch# 1479207 DEEDWARR
10/01/2026 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,756.50
20261001-0090669

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-438

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Claudia Campbell Lofton and<br>Benjamin Dumas | Rocket Mortgage, LLC | 072 04 0 099.00 |
| (NAME)<br>1507 Stratford Avenue | (NAME)<br>1050 Woodward Avenue | |
| (ADDRESS)<br>Nashville, TN 37216 | (ADDRESS)<br>Detroit, MI 48226 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas C. W. Murray and Margaret Murray f/k/a Margaret Summers, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Claudia Campbell Lofton and Benjamin Dumas, wife and husband** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1507 Stratford Avenue, Nashville, TN 37216.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 30th day of September, 2026.

**GRANTORS:**

**Thomas C. W. Murray**

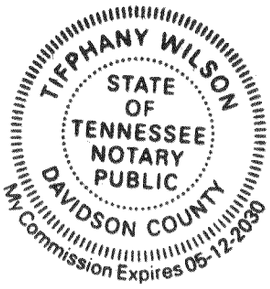
**Margaret Murray**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Thomas C. W. Murray and Margaret Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30th day of September, 2026.




Notary Public

My Commission Expires: 5/12/30

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY**

Land in Davidson County, Tennessee, being Lot No. 4 of Block C on the Plan of RE-SUB LOTS 4 & 5 OF THE INGLEWOOD GOLF CLUB SUBD. of record in Plat Book 4885, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas C. W. Murray, an unmarried person and Margaret Summers, an unmarried person, as joint tenants with right of survivorship, by Warranty Deed from Jillian Downham, an unmarried woman, of record in Instrument No. 20230623-0048091, in the Register's Office of Davidson County, Tennessee, dated June 23, 2023, and recorded on June 23, 2023.

## True Copy Certification

I, **John Bishop** 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 this the 30 day of September, 2026.

Affiant Signature

Date 9/30/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

