Karen Johnson Davidson County
Batch# 1482595 DEEDWARR
10/08/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20261008-0092732

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

RECORD AND RETURN TO
Music City Title & Escrow, Inc
4301 Hillsboro Pike
Ste 110
Nashville, TN 37215

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

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**.

Affiant

Subscribed and sworn to before me, this **30th day of September, 2026.**

Notary Public
My commission expires: 2/27/2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nelita D. Parris, Trustee of Nelita D. Parris Trust, dated February 15,2022 **920 Millstream Drive** **Nashville, TN 37218**	208 Vanderbilt Ct. Durham, NC 27705	**058 07 0C 031.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Erica L. Kantz, Vanita Murphy and Crisundra Stephens, Heirs of Estate of Mary Murphy**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Nelita D. Parris, Trustee of Nelita D. Parris Living Trust, dated February 15, 2022** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20A on the plan of a final plat for the CROSSING AT DRAKES BRANCH, PHASE 1, of record in Plat at Instrument No. 20201023-0123325 and as set forth on Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030-0127244, 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 Mary Murphy, unmarried woman, by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company, of record in Instrument No. 20210623-0084726, in the Register's Office of Davidson County, Tennessee, dated June 22, 2021 and recorded on June 23, 2021. The said Mary E. Murphy died intestate on March 29, 2026, devising subject property to Crisundra Murphy Stephens; Erica Leigh Kantz; Vanita Alexandria Murphy. See Probate Case 26P1142, Davidson County Seventh Circuit Court.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

HE-2026-422

This is improved (X) unimproved (__) property known as **920 Millstream Drive, Nashville, TN 37218**.

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 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/our hand(s) this **30th day of September, 2026.**

Estate of Mary Murphy

By: _____
Erica L. Kantz, Heir

By: _____
Vanita Murphy, Heir

By: _____
Crisundra Stephens, Heir

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of September, 2026, before me personally appeared Erica L. Kantz, Vanita Murphy, and Crisundra Stephens, Heirs of Estate of Mary 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 30th day of September, 2026.

Jacqueline G Brown
Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HE-2026-422

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 September 30, 2026 (date of document).

Affiant Signature

Date: 9/30/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of September, 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