WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 662,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2024.

Notary Public

COMMISSION EXPIRES:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1161402 DEEDWARR
07/24/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,451.25
20240724-0056054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tina Moore	FAIRWAY INDEPENDENT MTG CORP	072-14-0-027
(NAME)	(NAME)	
2603 Neldia Court	4201 MARSH LANE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CARROLLTON, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **Morgan Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tina Moore, an unmarried person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Neldia Heights of record in Book 2663, page 74, Register's Office of Davidson County, Tennessee, described as follows:

Said Lot 17 fronts 82.94 feet on the easterly side of Neldia Court and runs back 175.3 feet on the northerly line and 173.3 feet on the southerly line to a point.

Being the same property conveyed to Morgan Group, LLC, a Tennessee limited liability company, by Warranty Deed from CRT Investments, LLC, a Tennessee limited liability company, filed for record August 25, 2023 as Instrument No. 20230825-0066749, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2603 Neldia Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) (State) 37206 (Postal Zip)

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, successors 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, successors 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 our hands this 19th day of July, 2024.

Morgan Group, LLC, a Tennessee Limited Liability Company

By: _____
Randall Morgan, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RANDALL MORGAN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his/her** oath acknowledged **himself** to be the **Sole Member** of **Morgan Group, LLC,** a Tennessee limited liability company, the within named bargainor, and that **he** as such **Sole Member** executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said **RANDALL MORGAN** as such **Sole Member.**

WITNESS my hand and official seal at Nashville Tennessee, on this 19th day of July, 2024.

_____
Notary Public
Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 19, 2024**.

Affiant Signature

July 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

202407240056054