THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7841-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,025,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF November 2024 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
116 Heady, LLC, a Tennessee limited liability company	NEW OWNER	
6206 Bresslyn Road		115-12-0-060.00
Nashville, TN 37205		
(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, **Robert C Morgan and Laura C Morgan, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **116 Heady, LLC, a Tennessee limited liability company**

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 Davidson County, Tennessee, being Lot No. 135 on the Plan of West Meade Farms, Inc., Section F of record in Plat Book 1835, Page 71, 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 Robert C. Morgan and Laura C. Morgan by Warranty deed from Elizabeth A. Perkett, Trustee of record in Instrument No. 20130429-0042042 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 29, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6206 Bresslyn Road, Nashville, TN 37205**

Karen Johnson Davidson County
Batch # 1202241 DEEDWARR
11/06/2024 09:18:16 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20241106-0086157

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. 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 the 4 day of Nov, 2024.

Robert C Morgan

Laura C Morgan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert C Morgan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of Nov, 2024.

My Commission expires: Nov 8, 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laura C Morgan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of Nov, 2024.

My Commission expires: Nov 8 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public