This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24036-RR

Karen Johnson Davidson County
Batch# 1260886 DEEDWARR
04/17/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250417-0029540

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Subscribed and sworn to before me, this the 15th day of April, 2025.

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Terre Four LLC<br>810 Bellevue Road<br>Ste 118<br>Nashville, TN 37221 | CMG Mortgage, Inc. dba CMG Financial<br>3160 Crow Canyon Road<br>Suite 400<br>San Ramon, CA 94583 | 143 03 0C 002.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Colton Gregory Amos Morrison, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Terre Four LLC, a Florida Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 described as follows: A part of PHASE ONE HARPETH GLEN CONDOMINIUM APARTMENTS Tract as shown per plat of record in Plat Book 4460, Page 42, Register's Office for Davidson County, Tennessee.

Unit A-2 on the said section Plat together with the carport designated Number A-2, a Family Unit Type No. 2, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Harpeth Glen Condominiums, including the Plan and the Administrative By-Laws thereunto, recorded in Book 4546, Page 658 as amended in Book 4630, Page 504; Book 4775, Page 384; Book 4872, Page 973; Book 9797, Page 493 and Instrument No. 20230111-0002401, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal.

Being the same property conveyed to Colton Gregory Amos Morrison, an unmarried man, by Warranty Deed from Penny Zager McPeak, unmarried, of record in Instrument No. 20220422-0046924, in the Register's Office of Davidson County, Tennessee, dated April 14, 2022 and recorded on April 22, 2022.

This is improved property located at: **6908 Highland Park Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

**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. 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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15th day of April, 2025.

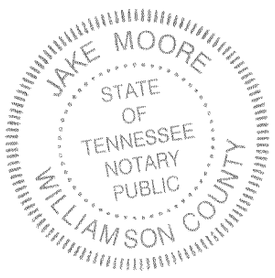
GRANTOR:

Colton Gregory Amos Morrison

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Colton Gregory Amos Morrison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of April, 2025.




Notary Public
My Commission expires: 9-21-26



202504170029540

**True Copy Certification**

I, **Tammy Carney,** 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 15 day of April, 2025.

Affiant Signature

Date 4/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027