WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267391 DEEDWARR
05/01/2025 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250501-0033762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$475,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ROBERT L. STRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV 8, 2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morgan Group, LLC	Randall C. Morgan	091-15-0-289.00
(NAME)	(NAME)	
1203 Kirkwood Avenue	1203 Kirkwood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Robert L. McGowan Sr., **married** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Morgan Group, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being a part of Block 35 of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, described as follows:

Beginning at a point 60 feet north of the southwest corner of the westerly 100 feet of the southerly 180 feet of said Block No. 35 and running thence northwardly with the easterly margin of 50th Avenue, North, 60 feet; thence at right angles, easterly 100 feet to a dead line; thence at right angles southwardly 60 feet to a point 60 feet north of the northerly margin of Nevada Avenue; thence at right angles westwardly 100 feet to the point of beginning.

Being the same property conveyed to Robert L. McGowan and wife, Peggy McGowan by Warranty Deed from Robert W. Kirby and wife, Peggy Kirby, dated 05/10/1971, of record in Book 4501, Page 350, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert L. McGowan, Sr. by Quitclaim Deed from Peggy T. McGowan, dated12/22/1994, of record in *Book 9557, Page 463*, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead. dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of April 2025.

Robert L. McGowan Sr.

Peggy T. McGowan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 25th day of April 2025, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **Robert L. McGowan, Sr.*** with whom I am personally acquainted, and or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

* and Peggy T. McGowan

WITNESS my hand this 25th **day of April, 2025.**

Notary Public

My Commission Expires: 9-7-26

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 25th day of April 2025

Robert L. Scruggs, Affiant 4-30-25
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 30th day of April, 2025

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025