Karen Johnson Davidson County
Batch# 1275730 DEEDWARR
05/20/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250520-0039681

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is **$315,000.00**

Subscribed and sworn to before me this 16th day of May, 2025.

Notary Public **Affiant**
My Commission Expires: August 31, 2027

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Joshua Brent Morgan & Jennifer Ann Morgan **2608 Pleasant Green Road** **Nashville, TN 37214**	Same as New Owner	073-03-0-0-011.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **William M. Conrey, Jr., a married man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Joshua Brent Morgan, and Jennifer Ann Morgan, huband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The land is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 84, as shown on the map entitled Section II, Sutherland Heights, of record in Plat Book 2663, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM M. CONREY, SR. AND WIFE, GRACE G. CONREY, by deed from HARLAN CONSTRUCTION COMPANY, INC., of record in Book 2924, page 597, dated July 9, 1959, said Register's Office.

Grace G. Conrey having since died leaving William M. Conrey, Sr. the surviving tenant by the entirety.

WILLIAM M. CONREY, SR., AN UNMARRIED PERSON further conveyed to CHARLES RICHARD CONREY, AN UNMARRIED PERSON, by quitclaim deed of record in Instrument No. 20040416-0042933, dated April 9, 2004, said Register's Office.

CHARLES RICHARD CONREY having since died intestate on December 16, 2024 leaving William M. Conrey, Jr. his only heir at law. For further reference see Affidavit of Heirship of record in Instrument No. 20250505-0034895, and of record in Instrument No. 202505200039680 **, said Register's Office.**

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 2608 Pleasant Green Road, Nashville, TN 37214

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 16th day of May, 2025.

x William M Conrey Jr
William M. Conrey Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **William M. Conrey Jr.**, the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

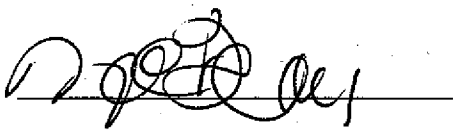
Witness my hand and official seal at Goodlettsville, Tennessee this the 16th day of May, 2025.

My Commission Expires: 1/26/2025

RUSSELL E. FREEMAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **5/16/25** (date of document)



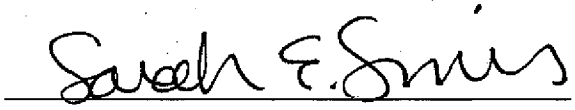
5/20/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **20** day of **May**, 202**5**.



Notary's Signature

My Commission Expires: 12-5-2024

