THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38733-06-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value, whichever is greater, for this transfer is: $569,500 00 Affiant Subscribed and sworn to befor 2025 Notary Public My Commission Expires·

Karen Johnson Davidson County
Batch # 1297075 DEEDWARR
07/14/2025 09 28 35 AM 3 pgs
Fees $18 00 Taxes $2,107 15
20250714-0055137

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Cu[illegible]ton Hills Blvd , Suite 130
[illegible]ville TN 37215

CARLIE VAN ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Anna Bliss Hyde, James Hyde 605 Glenridge Close Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142130A07700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James J. Morrissey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna Hyde and James Hyde, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 605 Glenridge Close, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 10th day of July, 2025.

James J. Morrissey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James J. Morrissey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 10th day of July, 2025.

Notary Public

My Commission Expires:

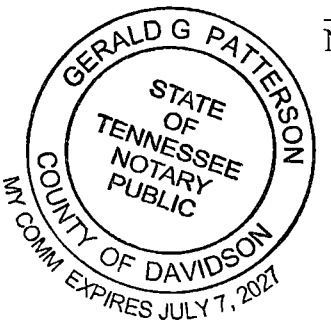


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 77 on the Plan of Riverside Phase 2, as of record in Plat Book 7900, page 656, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James J. Morrissey and wife, Kimberly A Morrissey by Deed dated June 19, 1995 from Rochford Realty and Construction, Co., Inc. of record in Book 9708, page 864, Register's Office for Davidson County, Tennessee. By virtue of that certain final decree entered on August 4, 2010, in the case of James J Morrissey v. Kimberly Anderews Morrissey, Docket No 10 D-1088, in the Fourth Circuit Court for Davidson County, Tennessee, Kimberly A. Morrissey, a single person conveyed her interest in subject property to James J. Morrissey by Quitclaim Deed dated February 20, 2015 of record in Instrument No. 20150227-0017252, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1 State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee Map and Parcel No. 142130A07700CO.
2. Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, Book 7405, page 780, amended in Instrument No. 20040419-0044162, Instrument No 20091204-0111306 and Consent recorded in Instrument No. 20091124-0108147, Register's Office for Davidson County, Tennessee
3 Dedication of common area to Riverside Homeowners' Association, Inc of record in Instrument No 20040608-0067842, and Instrument No. 20040608-0067844, Register's Office for Davidson County, Tennessee
4 Charter of Incorporation of Riverside of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee
5 All matters appearing on the Plan of record as Book 7900, page 656, Register's Office for Davidson County, Tennessee.
6 Easement for ingress and egress of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee
8. Easement for sewer line of record in Book 7803, page 642, Register's Office for Davidson County, Tennessee
9. Greenway Easement of record in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.
10. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, page 275, 278, and 281, and in Book 7803, page 642, Register's Office for Davidson County, Tennessee