Karen Johnson Davidson County
Batch# 1303962 DEEDWARR
07/31/2025 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20250731-0060439

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of July, 2025

(Affix Seal) Notary Public

My Commission Expires: _____

2025-07-3130

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Janet M. Keith, Trustee of Janet M. Keith, Living Trust<br>5560 Hearthstone Lane<br>Brentwood, TN 37027 | NEW OWNER | Map/Parcel<br>160-11-0A-018-00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Loretta C. Morgan, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Janet M. Keith, Trustee of The Janet M. Keith Living Trust U/A/D July 29, 2008, as amended**, hereinafter called the GRANTEE, her successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No.18, Phases II, III, and IV, Hemmingwood, as shown on Plat of record in Plat Book 6900, Pages 6, through 8 inclusive, 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 Alton F. Morgan and Loretta C. Morgan, husband and wife by Warranty Deed from Kenneth Bryon Koch, Trustee of the Kenneth Bryon Kock Revocable Living Trust dated May 16, 2011 of record in Instrument No. 20141125-0108757 Register's Office for Davidson County, Tennessee, dated November 17, 2014 and recorded on November 25, 2014. Alton F. Morgan having since died on May 12, 2024, leaving Loretta C. Morgan as the sole surviving tenant.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5560 Hearthstone Lane, Brentwood, TN 37027.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 30 day July, 2025.

Loretta C. Morgan

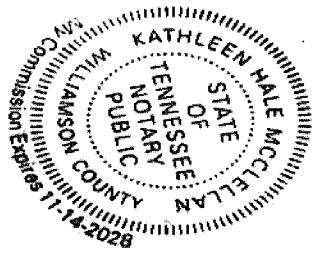
Loretta C. Morgan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of July, 2025, before me personally appeared Loretta C. Morgan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of July, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/30/2025.

Date

Affiant Signature

7/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON