AFTER RECORDING RETURN TO:
Eve Petty and Daniel Petty
7432 Highway 70 South
Nashville, TN 37221
File No. 74995181

Karen Johnson Davidson County
Batch# 1305029 DEEDWARR
08/01/2025 11:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,831.50
20250801-0061156

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 142 02 0 015.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 31st day of July, 2025, by and between **Joseph W. Morris and Joyce A. Morris, Trustees of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025, who acquired title as The Trustees of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025,** residing at 7454 Huntwick Trail, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Eve Petty and Daniel Petty, a married couple, as joint tenants with right of survivorship,** residing at 7432 Highway 70 South, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Four Hundred Ninety Five Thousand and 00/100 Dollars ($495,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 7432 Highway 70 South, Nashville, TN 37221

Being the same property conveyed to The Trustees of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025 from Joseph W. Morris and Joyce A. Morris in a Quitclaim Deed dated 06/02/2025 and recorded 06/03/2025 under Instrument No. 20250603-0043434 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Joseph W. Morris

Joseph W. Morris, Trustee of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025, who acquired title as The Trustees of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025

Joyce A. Morris

Joyce A. Morris, Trustee of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025, who acquired title as The Trustees of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Joseph W. Morris and Joyce A. Morris, Trustees of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025, who acquired title as The Trustees of the Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Rutherford, this 31st day of July, 2025.

Shunta Shepard
Notary Public
My Commission expires: 04-16-2028

SHUNTA SHEPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 495,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Joseph W. Morris
Affiant

Print Name: Joseph W. Morris

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 31st day of July, 2025.

Shunta Shepard
Notary Public
My Commission Expires: 04-16-2028

SHUNTÁ SHEPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Eve Petty and Daniel Petty
7432 Highway 70 South
Nashville, TN 37221

Name and address of property owner:

Eve Petty and Daniel Petty
7432 Highway 70 South
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 142 02 0 015.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF CROSS TIMBERS OF SUBDIVISION, SECTION 1 OF RECORD IN PLAT BOOK 3700, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Commonly known as: 7432 Highway 70 S, Nashville, TN 37221-1701

Being the same property conveyed to Joseph and Joyce Morris Family Trust, under Agreement dated June 2, 2025, by deed dated June 2, 2025 of record in Deed Instrument/Case No. 20250603-0043434, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 7/31/2025 (date of document).

Affiant Signature

Aug 1, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 01 day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF NOTARY PUBLIC MICHIGAN

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne

202508010061156