This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24598-AP

Karen Johnson Davidson County
Batch# 1306598 DEEDWARR
08/07/2025 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250807-0062689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Boost Renovation Group Inc. 532 Bonnerwood Ct Nashville TN 37211	New Owner	148-05-0-089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Sohr, Trustee of Lawrence Joseph Morgan Revocable Trust dated May 23, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Boost Renovation Group Inc.**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 156, Section Three, Haywood Acres, according to survey and plat of same appearing of record in Book 2900, page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lawrence J. Morgan, Trustee of The Lawrence Jospeh Morgan Revocable Trust, dated May 23, 2023, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and coney without signature of any beneficiary by Quitclaim Deed from Lawrence J. Morgan, dated May 23, 2023, recorded May 24, 2023, of record in Instrument No. 20230524-0039257, Register's Office for Davidson County, Tennessee.

This is improved property located at: **317 Willard Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2025.

GRANTOR:

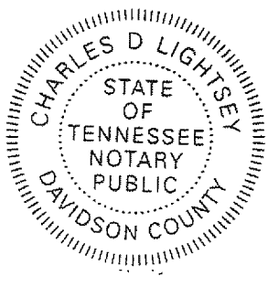
Lawrence Joseph Morgan Revocable Trust dated May 23, 2023

By: Michael Sohr, Trustee
Michael Sohr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Sohr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of Lawrence Joseph Morgan Revocable Trust dated May 23, 2023, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of August, 2025.



Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/07/2025.

Affiant Signature

08/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/07/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

