This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24504-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $442,600.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2025.

Notary Public
My Commission Expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Karen Johnson Davidson County
Batch # 1311433 DEEDWARR
08/18/2025 02:54:52 PM 2 pgs
Fees: $13.00 Taxes: $1,637.62
20250818-0065826

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Juniper DeSilvis-Morton & Connor Morton<br>805 Tunewood Court<br>Hermitage, TN 37076 | Primis Mortgage Company<br>5535 Currituck Drive, Ste. 120<br>Wilmington, NC 28403 | 075-12-0B-012.00-CO |

## 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, **Craig Meadows and Karrie Meadows, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Juniper DeSilvis-Morton & Connor Morton, wife and husband**, 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 Lot No. 68 on the Plan of Phase One and A Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development of record in Plat Book 9700, Page 397, as corrected by Surveyor's Certificate of Correction of record in Book 11346, Pages 459, 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 Craig Meadows and wife, Karrie Meadows by Warranty Deed from Raymond S. Bailey and wife, Phyllis Bailey of record in Instrument No. 20120207-0010988 Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on February 07, 2012.

This is improved property located at: **805 Tunewood Court, Hermitage, TN 37076**

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 14th day of August, 2025.

GRANTOR:

Craig A. Meadows

Craig Meadows

Karrie L. Meadows

~~Karrie~~ Meadows

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Meadows and Karrie Meadows, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY