WARRANTY DEED

Karen Johnson Davidson County
Batch# 1312864 DEEDWARR
08/20/2025 01:31:30 PM 6 pgs
Fees: $33.00 Taxes: $566.10
20250820-0066710

File #25-TC-0301

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William B. Bass and Sara C. Bass, Trustees of William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008	**NEW OWNER**	
(NAME)	(NAME)	**148 06 0 008.00**
6304 Laurelwood Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LARRY MORTON, A MARRIED MAN, RACHAEL STACEY, A MARRIED WOMAN, ASHLEY COPELAND, A MARRIED WOMAN, AND HUNTER MORTON, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM B. BASS AND SARA C. BASS, TRUSTEES OF WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST DATED JANUARY 4, 2008,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 130 on the Plan of SECTION FOUR HAYWOOD ACRES, of record in Plat Book 2900, Page 93, Register's Office for said County, and described as follows:

Said Lot No. 130 fronts 90 feet on the East side of Margo Lane and runs back between lines 222.8 feet on the North line and 229 feet on the South line to a dead line in the rear on which measures 90.2 feet.

Being the same property conveyed to James P. Morton and wife, Lucille M. Morton, by Warranty Deed from C. E. Clifton and wife, Willo Dean T. Clifton, of record in Book 4804, Page 185, in the Register's Office of Davidson County, Tennessee, dated March 28, 1974 and recorded on April 10, 1974. The said James P. Morton died on December 17, 2010, leaving Lucille M. Morton as sole surviving tenant by the entirety. Lucille M. Morton died intestate on November 29, 2012, leaving George Morton, Wayne Morton, Larry Morton, Rickey Morton and Donnie Morton as her Heirs at Law, pursuant to Affidavit of Heirship recorded in Instrument No. 20250708-0053580 and Instrument No. _202508200066707_____, in the Register's Office of Davidson County.

Being the same property conveyed to Larry Morton, by Quitclaim Deed from Wayne Morton, of record in Instrument No. 20250708-0053581, in the Register's Office of Davidson County, Tennessee, dated July 3, 2025 and recorded on July 8, 2025.

Being the same property conveyed to Larry Morton, by Quitclaim Deed from Rickey Morton, of record in Instrument No. 20250805-0062079, in the Register's Office of Davidson County, Tennessee, dated July 28, 2025 and recorded on August 5, 2025.

Donnie Morton aka Donnie R. Morton and Donald Ray Morton died intestate on January 11, 2022, leaving Hunter Morton as his sole Heir at Law pursuant to Affidavit of Heirship of record in Instrument No. _202508200066708_, said Register's Office.

George Morton died intestate on June 14, 2025, leaving Rachael Stacey and Ashley Copeland as his sole Heirs at Law pursuant to Affidavit of Heirship of record in Instrument No. _202508200066709_, said Register's Office.

This was never the principal place of residence for Larry Morton, Rachael Stacey and Ashley Copeland.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR HAYWOOD ACRES, as recorded in Plat Book 2900, Page(s) 93.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3075, Page 160 and Declaration of Intent recorded in Book 4562, Page 415.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **301 Margo Lane, Nashville, TN 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

Witness my/our hand(s) this the 15th day of August, 2025.

Larry P. Morton
Larry Morton

Rachael Stacey
Rachael Stacey

Ashley N Copeland
Ashley Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2025, before me personally appeared Rachael Stacey, 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 and official seal this **15th** day of **August, 2025**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2025, before me personally appeared Larry Morton, 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 15th day of August, 2025.

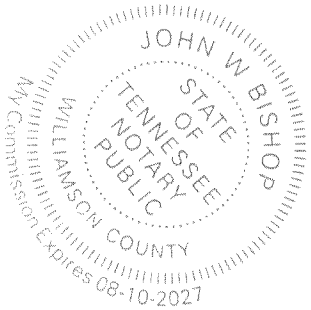
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2025, before me personally appeared Ashley Copeland, 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 15th day of August, 2025.



Notary Signature
My commission expires:

Witness my/our hand(s) this the 15th day of August, 2025.

Hunter Morton

STATE OF _____
COUNTY OF _____

On this 15th day of August, 2025, before me personally appeared Hunter Morton, 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 15th day of August, 2025.

Notary Signature
My commission expires:

SEE ATTACHED ACKNOWLEDGMENT

TB

WARRANTY DEED

File # 25-TC-0301

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On August 15th, 2025 before me, Troy Bilodeau, Notary Public
(insert name and title of the officer)

personally appeared Hunter Morton,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TROY BILODEAU
COMM. #2512732
Notary Public - California
Contra Costa County
My Comm. Expires Mar. 16, 2029

Signature _____ (Seal)

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of August, 2025.

Affiant Signature

Date 8/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027