WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320237 DEEDWARR
09/09/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,968.25
20250909-0072008

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,072,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF September 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

PATRICIA D. CAVITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Morosi Natalie R. Morosi	Mortgage Investors Group	Tax Map - Parcel 168-00-0-271.00 Tax Map - Parcel 168-00-0-044.02 Tax Map - Parcel 168-00-0-169.00
(NAME)	(NAME)	
8296 Linton Ln.	8320 E. Walker Springs Ln	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas L Kinnie Jr and Patty P. Kinnie, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Morosi and Natalie Morosi, husband and wife,** hereinafter called the GRANTEE, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1

Beginning at a metal fence post clipped at the ground 25' from the center of Old Harding Pike at the southwest corner to Skibbie and being the southeast corner to lot 1, said point being the POINT OF BEGINNING;
thence with the northerly margin of Old Harding Pike South 53°59'37"West, a distance of 201.69 feet to a concrete monument; thence with Howington, North 12°05'59"West, a distance of 178.51 feet to an iron pin found; thence with Shropshire, North 12°05'59"West, a distance of 284.85 feet to an iron pin found; thence South 80°15'21"West, a distance of 119.87 feet to an iron pin found; thence Putman, North 03°52'27"West, a distance of 50.00 feet to an iron pin found; thence with Sullivan, North 01° 52'22"West, a distance of 178.60 feet to an iron pin found; thence North 15°37'20"West, a distance of 259.00 feet to an iron pin found; thence North01°10'19"East, a distance of 145.40 feet to an iron pin found; thence North 01°10'19"East, a distance of 356.20 feet to an iron pin found; thence with South Harpeth Farms North 68°06'50"East, a distance of 330.64 feet to an iron pin found; thence with the west line of lot 2, South 05°11'49"East, a distance of 754.26 feet to an iron pin set; thence South 02° 08'57"East, a distance of 435.60 feet to an iron pin found; thence with Skibbie, South 13°35'09"East, a distance of 236.96 feet to the POINT OF BEGINNING; said described tract containing 9.68 Acres, more or less. GRAY LAND SURVEYING 5684 OLD LEBANON DIRT RD. MT. JULIET, TENNESSEE, 37122 615-509-2993, PROJECT NO. 4763 DATE: 5-27-25

INGRESS EGRESS EASEMENT BENEFITTING LOT 2
50 foot Ingress Egress in benefit of Lot 2 Beginning at a metal fence post clipped at the ground 25' from the center of Old Harding Pike at the southwest corner to Skibbie and being the southeast corner to lot 1, said point being the POINT OF BEGINNING; South 53°59'37"West, a distance of 54.09 feet; North 13°35'09"West, a distance of 236.96 feet; North 76°24'51"East a distance of 60.12 feet; South 02° 08'57"East, a distance of 51.01 feet; South 13°35'09"East, a distance of 236.96 feet to the POINT OF BEGINNING.

TRACT 2

Beginning at a iron pin found 25' from the center of Old Harding Pike at the southeast corner to Skibbie and being the southwest corner to lot 2, said point being the POINT OF BEGINNING;
thence North 25°04'57"West, a distance of 224.88 feet to an iron pin found; thence South 65° 35'23"West, a distance of 149.89 feet to an iron pin found; thence with the east line of lot 1, North 02° 08'57"West, a distance of 435.60 feet to an iron pin set; thence North 05°11'49"West, a distance of 754.26 feet to an iron pin found; thence with South Harpeth Farms, North 74°19'12"East, a distance of

36.91 feet; thence North 58°17'17"East, a distance of 45.37 feet; thence North 30°01'13"East, a distance of 117.97 feet; thence North 40°17'02"East, a distance of 67.93 feet; thence North 39°09'03"East, a distance of 116.22 feet; thence North 41°09'06"East, a distance of 132.10 feet; thence North 54° 31'06"East, a distance of 202.70 feet; thence North 48°22'11"East, a distance of 140.39 feet; thence North 47°27'42"East, a distance of 199.92 feet to an iron pin found; thence with Parris, South 14° 22'07"West, a distance of 1256.19 feet to an iron pin found; thence with Hoolihan South 25°54'06"West, a distance of 208.00 feet to an iron pin found; thence South 62°35'54"East, a distance of 150.15 feet to an iron pin found; thence South 27°24'06"West, a distance of 16.34 feet; thence with Emery, South 70° 40'00"West, a distance of 267.00 feet; thence South 15°32'46"East, a distance of 477.89 feet to an iron pin found on the north margin of Old Harding Pike; thence with said margin, South 67°54'01"West, a distance of 40.50 feet to the POINT OF BEGINNING; said described tract containing 14.75 Acres, more or less. GRAY LAND SURVEYING 5684 OLD LEBANON DIRT RD. MT. JULIET, TENNESSEE, 37122 615-509-2993. PROJECT NO. 4763, DATE: 5-27-25

Non-Buildable Area

Beginning at the northeast corner to tract 2 , said point being the POINT OF BEGINNING thence South 14°22'07"West, a distance of 600.00 feet; thence North 69°06'03"West, a distance of 380.36 feet; thence North 41°09'06"East, a distance of 132.10 feet; thence North 54°31'06"East, a distance of 202.70 feet; thence North 48°22'11"East, a distance of 140.39 feet; thence North 47°27'42"East, a distance of 199.92 feet to the POINT OF BEGINNING; said described tract containing 2.64 Acres, more or less for a non-buildable area.

Being the same property conveyed to Thomas L. Kinnie, Jr and wife, Patty P. Kinnie by deed dated May 4, 2012 from Thomas L. Kinnie, Jr., as shown of record in Instrument #20120508-0039821, Register's Office for Davidson County, Tennessee. See also Instrument #20120508-0039820, Register's Office for Davidson County, Tennessee. See also Instrument #20140218-0013720, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Greenbelt Application as shown of record at Instrument #201503030018581, Register's Office for Davidson County, Tennessee. This conveyance is subject to a right of way easement as shown of record in Book 6757, page 666, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 8296 Linton Lane, Nashville, TN Murfreesboro, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 5 day of September, 2025.

Thomas L Kinnie Jr

Patty P. Kinnie

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L Kinnie Jr and Patty P. Kinnie the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5 day of September, 2025.

Notary Public
My Commission expires: 3-17-2029

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: 17758

Certificate of Authenticity

I, Mandy Maynor, 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

September 5, 2025.

Date

Mandy Maynor

Affiant Signature

September 9, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of September, 2025.

Notary Signature

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

My Commission Expires: _____