WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1321512 DEEDWARR
09/12/2025 02 15 45 PM 2 pgs
Fees $13 00 Taxes $12,765 00

20250912-0073015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES My Commission Expires 10/4/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The 1828 Green Hills Drive Trust u/a/d March 21, 2023	NEW OWNER	
(NAME) 7640 Buffalo Road	(NAME)	113 00 0 131 00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	113 00 0 136 0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RUSSELL YOUNG AND TIFFANY YOUNG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLINTON D. MORGAN AND BIANCA E. MORGAN, AS TRUSTEES OF THE 1828 GREEN HILLS DRIVE TRUST U/A/D MARCH 21, 202**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Tract I (Parcel 113 00 0 131.00):
Land in Davidson County, Tennessee, beginning at an iron pin in the Northerly margin of Buffalo Road; thence in a Northerly direction North 30° 43' West 930.28 feet to an iron pin; thence in a Southerly direction South 53° 5' East to a point in the Northerly margin of Buffalo Road 935.30 feet to a point; thence in a Westerly direction along the Northerly margin of Buffalo Road 368.90 feet to the iron pin in the Northerly margin of Buffalo Road, and the point of beginning.

Tract II (Parcel 113 00 0 136.00):
Land in Davidson County, Tennessee, Beginning at a point on the Northerly margin of Buffalo Road, being the common corner of Lots 1 and 2; thence in a Northwesterly direction North 53 degrees 05 minutes West 935.30 feet to an iron pin; thence in a Northerly direction North 2 degrees 52 minutes East 469.61 feet; thence in a Southerly direction South 38 degrees 45 minutes East 771.73 feet; thence in a Southeasterly direction South 57 degrees 00 minutes East 368.95 feet to a point in the Northerly margin of Buffalo Road; thence along the Northerly margin of Buffalo Road South 16 degrees 39 minutes West 238.10 feet to the point of beginning.

Being the same property conveyed to Russell Young and Tiffany Young, husband and wife, by Warranty Deed from Zachary Steiger and Brittany Steiger, husband and wife, and Donald Ray Gebler and Cathi Lorene Gebler, Trustees of The Gebler Revocable Living Trust dated April 01, 2020, of record in Instrument No. 20220728-0086063, in the Register's Office of Davidson County, Tennessee, dated on July 25, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7640 Buffalo Road, Nashville, 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 hand this 11th day of September, 2025

RUSSELL YOUNG

TIFFANY YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Young and Tiffany Young, the bargainor, 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 this 11th day of Septhr, 2025

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

MS2025-1019