Name and Address of New Owner:
Roy Locke and Maryline Locke
12280 Crabapple Chase Drive
Alpharetta, GA 30004

Send Tax Bills To:
Morgan Stanley
4270 Ivy Pointe Blvd, Suite 400
Cincinnati, OH 45245

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 071-10-0-196

Karen Johnson Davidson County
Batch# 1322708 DEEDWARR
09/16/2025 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250916-0073685

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rich Harris, and Phillip Wright**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roy Locke and Maryline Locke, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 78B on the Plan of J.B. HAYNIE'S CUMBERLAND HEIGHTS, ZONE LOT DIVISION, LOTS 78 and 80, as of record in Plat Book 6200, Page 537, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Wright and Rich Harris by Quitclaim Deed from Phillip Wright of record in Instrument Number 20250226-0014249, said Register's Office, dated February 21, 2025 and recorded on February 26, 2025.

Further being the same property conveyed to Phillip Wright by Warranty Deed from Darin Gassaway, of record in Instrument Number 20250225-0014013, Register's Office for Davidson County, Tennessee, dated February 21, 2025, and recorded on February 25, 2025.

Further being the same property conveyed to Jacqueline Watkins, by deed from Jacqueline E. Watkins and Darin Gassaway, of record in Instrument No. 20180403-0031260, Register's Office for Davidson County, Tennessee, dated March 23, 2018, and recorded on April 3, 2018. Jacqueline Watkins, having died on November 19, 2024, leaving her son, Darin Gassaway as her sole heir, as evidenced by Affidavits of Heirship, of record in Instrument Nos. 20250225-0014011 and 20250225-0014011, said Register's

Office.record in Instrument Number 20250226-0014249, said Register's Office, dated February 21, 2025 and recorded on February 26, 2025.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of September, 2025.

Rich H (SEAL)
Rich Harris

P Phillip Wright (SEAL)
Phillip Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2025, before me personally appeared Rich Harris and Phillip Wright, 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 5th day of September, 2025.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of September, 2025.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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.

September 16, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 16 day of September, 2025.

Notary Public:

My Commission Expires: 7.6.26