Karen Johnson Davidson County
Batch# 1324720 DEEDWARR
09/22/2025 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20250922-0075547

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64184
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Williams Cassandra Wit 2907 Compton Rd. Nashville, TN 37215	SAME AS NEW OWNERS

TAX MAP PARCEL NUMBERS: 11702000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,070,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Morgan and Amy Sanders Morgan, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Cassandra Wit and James Williams, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14, Bloc 1 on the Plan of A Development of stokes Tract of record in Plat Book 974, page 24, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Morgan and Amy Evelyn Sanders, husband and wife by Warranty Deed from Jonathan T. Butler and wife, Jennifer Butler, dated October 24, 2016 and recorded October 25, 2016 of record in Instrument No. 20161025-0112777, Register's Office for Davidson County, Tennessee.

Amy Evelyn Sanders is now known as Amy Sanders Morgan.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All Matters shows on the Plan, with Owner's Certificate, of record in Plat Book 974, page 24, said Register's Office.

This is improved property, known as 2907 Compton Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of September, 2025.

Charles Morgan **Amy Sanders Morgan**

State of Tennessee

County of Davidson

On this 22nd day of September, 2025, before me the undersigned authority, personally appeared Charles Morgan and Amy Sanders Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,070,000.00.

Affiant

Sworn and subscribed before me this 22nd day of September, 2025.

Notary

My Commission Expires: 5-8-29

CAITLIN LLOYD-MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 22, 2025.

Affiant Signature

September 22, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of September, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27