This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $369,000.00.

Affiant

Subscribed and sworn before me this the 19 day of Sept., 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Edgar Sanchez Debbie A. De Matta Morales 230 Juarez Drive Hermitage, TN 37076	Owner	086-02-0 068.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY DAVID MORGAN AND WIFE, BERTHA A. MORGAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EDGAR SANCHEZ, MARRIED AND DEBBIE A. DE MATTA MORALES, MARRIED,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Dodson Heights, of record in Book 2900, Page 113, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Gary David Morgan and wife, Bertha A. Morgan by Warranty Deed from Charles W. Hatfield and wife, Jane H. Hatfield, dated 03/21/1986 and recorded 03/27/1986 in Book 6814, Page 586, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 230 Juarez Drive, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

[The remainder of this page is left blank intentionally. Signers and notary acknowledgements appear on a next page.]

Karen Johnson Davidson County
Batch# 1329777 DEEDWARR
10/03/2025 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20251003-0078796

Witness my hand this the 29th day of September 2025.

Gary David Morgan

Bertha A. Morgan

STATE OF ARKANSAS
COUNTY OF Lonoke

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **GARY DAVID MORGAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2025.

My commission expires:

Notary Public

CRYSTAL FANN
LONOKE COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires April 4, 2032
Commission No. 12387273

STATE OF ARKANSAS
COUNTY OF Lonoke

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **BERTHA A. MORGAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2025.

My commission expires:

Notary Public

CRYSTAL FANN
LONOKE COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires April 4, 2032
Commission No. 12387273

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/29/2025. (date of document).

Affiant Signature

10-2-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

