Karen Johnson Davidson County
Batch# 1332594 DEEDWARR
10/10/2025 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20251010-0081164

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

Mike G. Carter and Karen L. Carter, husband and wife

First Parties, and

Second Parties,

The Morgan Trust dated October 6, 2025

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Salcedo's Subdivision of record in Instrument No. 20040506-0051885, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mike G. Carter and Karen L. Carter, husband and wife, as Tenants by the Entirety by Deed dated March 11, 2024 from Real Estate Rentals LLC, a Tennessee limited liability company, recorded March 26, 2024, in Instrument Number 202403260020901, in the Official Records of Davidson County, Tennessee.

OWNER:
The Morgan Trust
2670 Morgan Road
Joelton, TN 37080

RESPONSIBLE TAXPAYER:
New owner
property

CLT # 01500028700

MR-GR-APROA627187

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Mike G. Carter Karen L. Carter

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Mike G. Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2025.

(seal)

MICHELLE MATTHEWS-DAVIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/23/2028 ROBERTSON COUNTY

✓_____

Notary Public

My Commission Expires:✓ 05/23/2028

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Karen L. Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2025.

(seal)

MICHELLE MATTHEWS-DAVIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/23/2028 ROBERTSON COUNTY

_____

Notary Public

My Commission Expires:✓ 05/23/2028

MR-GR-APROA627187

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 1,300,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 6th day of October, 2025.

Signature of Notary Public

Printed Name of Notary

Commission Expiration

Notary Seal
EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

MR-GR-APROA627187

Certificate of Authenticity

I, Emily Manno, 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 **6/16/25**.

Date

Affiant Signature

6/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

