THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$395,000.00**. **Affiant**
Karen Johnson Davidson County Batch# 1334945 DEEDWARR 10/16/2025 02:57:30 PM 3 pgs Fees: $18.00 Taxes: $1,461.50 20251016-0082574	Subscribed and sworn to before me, this **14th day of October, 2025**. **Notary Public** **My commission expires:** 1.31.29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Emanuel Cleveland and Courtney Cleveland **1300 Goodmorning Drive** **Nashville, TN 37207**	**Mortgage Research Center, LLC** **1400 Forum Blvd Ste 18** **Columbia, MO 65203**	**041-03-0A-109.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ecarterenia Johnson, a married woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Emanuel Cleveland and Courtney Cleveland, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 47, Final Plat, Section Two (2), Vantage Pointe (formerly North Forty), as shown on plat of record in Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ecarterenia Johnson, an unmarried woman by Warranty Deed from Allison Patton, unmarried of record in Instrument No. 20161108-0118206 Register's Office for Davidson County, Tennessee, dated November 04, 2016 and recorded on November 08, 2016.

Mitchell Wernsing, spouse of Ecarterenia Johnson, joins in this instrument for the purpose of conveying any marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1300 Goodmorning Drive, Nashville, TN 37207**.

HE-2025-456

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 in 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/our hand(s) this **14th day of October, 2025.**

Ecarterenia Johnson

Mitchell Wernsing

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of October, 2025, before me personally appeared Ecarterenia Johnson, 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 14th day of October, 2025.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of October, 2025, before me personally appeared Mitchell Wernsing, 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 14th day of October, 2025.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 October 14, 2025

Lissa Groom
Affiant
Date: 10-16-25

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of October, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON