THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152670** Karen Johnson Davidson County Batch # 1352813 DEEDWARR 12/02/2025 11 40 47 AM 2 pgs Fees $13 00 Taxes $3,885 00 20251202-0095426	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Ellen Morphis Affiant Subscribed and sworn to before me, this 1st day of December, 2025. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner: Ellen Morphis 7177 Still Spring Hollow Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 16 0C 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chris King, Trustee of 7177 Still Spring Hollow Drive Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen Morphis**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 47 on the Final Plat of STILL SPRINGS RIDGE, PHASE 3, SECTION 2, as of record in Instrument No. 20210225-0023476, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Lucy Hughes and Chris King as Trustees of 7177 Still Spring Hollow Drive Trust Dated 12/15/2021, by Warranty Deed from Timo6, LLC, of record in Instrument No. 20221114-0120877, in the Register's Office of Davidson County, Tennessee, dated October 31, 2022, and recorded on November 14, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3 SECTION 2, STILL SPRINGS RIDGE, as recorded in Instrument No. 20210225-0023476.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY PLAT STILL SPRING HOLLOW HICKS ROAD, as recorded in Plat Book 6900, Pages 991 and 992.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D BOUNDARY & SUBDIVISION PLAT STILL SPRING RIDGE HICKS ROAD, as recorded in Plat Book 9700, Page 276.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT STILL SPRINGS RIDGE, as recorded in Instrument No. 20070814-0097044, as Surveyor's Certificate of Correction recorded in Instrument No. 20070912-0109602 and Property Modifications recorded in Instrument No. 20080625-0065525.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080626-0065754.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210429-0057209, as amended in Instrument No. 20210909-0120807.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

This is improved property located at 7177 Still Spring Hollow Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2025.

7177 Still Spring Hollow Drive Trust

By: _____ Trustee
Chris King Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris King, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of 7177 Still Springs Hollow Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of December, 2025.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026