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WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch # 1356465 **DEEDWARR** 12/10/2025 02 45 27 PM 2 pgs Fees $13 00 Taxes $1,344 95 20251210-0098262	The actual consideration or value, whichever is greater, for this transfer is $363,500.00. Affiant Subscribed and sworn to before me, this the 4th day of December, 2025 Notary Public My commission expires: 3/3/26 (AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Page Two Trust	New Owner	**103-16-0B-038.00**
4215 Harding Pike, #403		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

R. Whitworth Fletcher, Trustee of the Whit Fletcher Living Trust U/A/D May 30, 2023

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan F. Morgan and Jana Marija Morgan, or their successors in trust, as Co-Trustees of the PAGE TWO TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof and being a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, and as established by a Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081, Instrument No. 20210208-0017527 and Instrument No. 20251117-0091222, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5313, Page 358, amended in Instrument No. 20251117-0091223, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to R. Whitworth Fletcher, as Trustee of the Whit Fletcher Living Trust by Warranty Deed dated March 8, 2024, from John Elliot Beard and Hannah Beard, for the Estate of Donna Sue Beard, of record in Instrument No. 20240322-0020025, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 5200, Page 71; said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Homeowners Association Condominiums of record in Book 5313, Page 338, and amended in Book 8666, Page 789, Instrument No. 20131217-0127081, Instrument No. 20210208-0017527, and Instrument No. 20251117-0091222, By-Laws appended thereto in Book 5313, Page 358, and amended in Instrument No. 20251117-0091223, said Register's Office.

3) Charter of 4215 Harding Road Homeowners Association of record in Book 5297, Page 370, said Register's Office

4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, said Register's Office.

5) Easement and Right of Entry Agreement to VSC Cable, Inc., dba Viacom Cable of record in Book 9486, Page 948, said Register's Office

6) Grant of Easements to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521, and Instrument No. 20161212-0130101, said Register's Office.

7) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

This is improved property, known as 4215 Harding Pike, #403, Nashville, TN 37205.

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(S) that I/we am/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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 1st day of December, 2025.

R. Whitworth Fletcher, TTE

R. Whitworth Fletcher, Trustee of the Whit Fletcher Living Trust U/A/D May 30, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, R Whitworth Fletcher, Trustee of the Whit Fletcher Living Trust U/A/D May 30, 2023 the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2025

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON