WARRANTY DEED

Karen Johnson Davidson County
Batch# 1364083 DEEDWARR
12/31/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20251231-0104398

KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2025

Notary Public

MY COMMISSION EXPIRES: ~~April 15, 2028~~ 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leon Morton	OWNER	050-13-0 009.00
(NAME) 2136W Richmond Hill Rd	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maria Anderson, Trustee of The JoAnn L. White Revocable Living Trust, dated April 7, 2023,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leon Morton,** 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:

Land in Davidson **County, Tennessee, being Lot No. 12 on the Plan of Golden Valley Estates, Section One of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 12 fronts 57.81 feet on the Northerly margin of Richmond Hill Drive and extends back 150 feet on the Easterly and Westerly side lines to a dead line in the rear measuring 52.88 feet thereon.

Included in the above description, but specifically excluded from this conveyance is the land conveyed to the State of Tennessee by deed of record in Book 4659, Page 563. Beginning at a point that is in the intersection of the west boundary of Lot 13 and the south right of way of the proposed Briley Parkway, thence with said west boundary south-wardly 38 feet, more or less, to a point, thence south 86 degrees 03 min. 38 sec. west 28 feet, more or less to a point, thence north 84 deg. 01 min. 23 seconds west 30 feet, more or less, to a point in the east boundary of lot 11, thence with said easy boundary north-wardly 32 feet more or less to a point in the said south right of way eastwardly 52 88 feet to the point of beginning and containing 1,884 square feet.

Being part of the same property conveyed to The JoAnn L. White Revocable Living Trust, dated April 7, 2023 by deed of record in Instrument No. 20251020-0083268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 2136 W Richmond Hill Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hands this 23rd day of December, 2025.

The JoAnn L. White Revocable Living Trust dated April 7, 2023

Maria Anderson, Trustee

By: Maria Anderson, Trustee

State of Tennessee
County of Rutherford

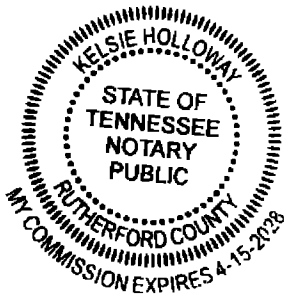
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Maria Anderson, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The JoAnn L. White Revocable Trust, dated April 7, 2023, and that she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of December, 2025.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: April 15, 2028

File No.: 23045



Certificate of Authenticity

I, Holly A Mason, 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 12/23/25.

Affiant Signature

12/29/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of Dec., 2025

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28