Karen Johnson Davidson County
Batch# 1366085 DEEDWARR
01/06/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20260106-0000852

WARRANTY DEED

KAYLA TABOR — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $785,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/30/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/28/28

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 10677-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
E. Ray Morris	NEW OWNER	117-04-0O-002-00
1512 Kirkwood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Melanies Real Estate & Trust Account LLC, a Utah Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

E. Ray Morris

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. B on the plan of Homes at 1512 Kirkwood Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1512 Kirkwood Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130712-0072465 and amended in Instrument No. 20150717-0070121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof,

Being the same property conveyed to Melanie's Real Estate & Trust Account, LLC, a Utah Limited Liability Company by Deed dated December 18, 2019 from The Sanford Family Trust Agreement dated December 23, 2015, recorded December 23, 2019, in Instrument Number 20191223-0132162, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1512 Kirkwood Avenue Nashville, TN 37212

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 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 hand on December 30, 2025

Melanies Real Estate & Trust Account LLC, a Utah Limited Liability Company

By: _____
Melanie Farrell, Member

STATE OF UTAH

COUNTY OF SUMMIT

Before me, the undersigned, a Notary Public of said County and State, personally appeared Melanie Farrell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member (or other authorized officer to execute the instrument) of Melanie's Real Estate & Trust Account, LLC, a Utah limited liability company, and that Melanie Farrell as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 30, 2025.

_____
Notary Public

My Commission Expires: 10/9/2028

KAYLAN WAYNE HOLMES
Notary Public - State of Utah
Comm. No. 739472
My Commission Expires on
Oct 9, 2028

File #: 10677-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, J. Trent Lehman, 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 12/30/25.

Date

Affiant Signature

1/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of January, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

