WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369528 DEEDWARR
01/13/2026 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,078.18
20260113-0003262

File No.: RES-25-1509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/8/28

(AFFIX SEAL)

ADAM G. TRAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2028

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily J. Gregory, a married woman	Old National Bank	053 03 0 412.00
(NAME)	(NAME)	
1509 Turner Street Old Hickory, TN 37318	1201 Demonbreun Street Nashville, TN 37203	
(ADDRESS)	(ADDRESS)	

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, I/WE, **MARION H. RICHARDS, A WIDOW**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **EMILY J. GREGORY, A MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 on the Revised Plan of Section F, Villages of Old Hickory, of record in Book 1424, Page 131, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elton J. Hartman and wife, Vinnie F. Hartman, from Douglas E. Ridings and wife, Jean Ladd Ridings, by Warranty Deed dated May 17, 1962, recorded May 21, 1962, in Book 3377, Page 51, in the Register's Office of Davidson County, Tennessee. The said Elton J. Hartman died on May 15, 1978. The said Vinnie F. Hartman died January 14, 2013, testate, devising subject property to Marion Richards - see Probate Case 13P-265, Davidson County Circuit Court.

Subsequently being the same property conveyed to Marion Richards, from Marion Richards, Personal Representative for the Estate of Vinnie Fann Hartman, by Quit Claim Deed dated February 12, 2016, recorded February 12, 2016, in Instrument No. 20160212-0013919, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Marion H. Richards and husband, William R. Richards, from Marion Richards, Executrix, by Executor's Quitclaim Deed dated March 1, 2016, recorded March 9, 2016, in Instrument No. 20160309-0022677, in the Register's Office of Davidson County, Tennessee. William R. Richards having died 08/01/2020.

Marion Richards, Marion H. Richards and Marion Hartman Richards are one and the same person.

Susan Jamil Morgan executed this document on behalf of Marion H. Richards pursuant to Power of Attorney recorded simultaneously herewith in in Instrument No. 202601130003261 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1509 Turner Street, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 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 12th day of January, 2026.

Marion H. Richards by Susan Jamil Morgan, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of January, 2026, before me, the undersigned Notary Public for the state and county mentioned above, personally appeared Susan Jamil Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Marion H. Richards and who acknowledged she executed the same as the free act and deed of the said Marion H. Richards.

Witness my hand, at office, this 12th day of January, 2026.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Wyatt, 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 January 12th, 2026.

Kim Wyatt
Affiant Signature

1/12/26
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12th day of January, 2026.

Elizabeth Gracyalny
Notary's Signature

My Commission Expires: 12-29-2026

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-1509