Karen Johnson Davidson County
Batch# 1370780 DEEDWARR
01/16/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260116-0003956

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00 B. Cooley Affiant Subscribed and sworn to before me, this the 15th day of January, 2026. Notary Public My commission expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tara Palmerton	First Community Mortgage	009-00-0-050.00
7929 Ridgewood Rd.	2602 Robert Rose Dr	
Goodlettsville, TN 37072	Murfreesboro TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JONATHAN L. MORGAN AND FELICIA J. MORGAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TARA PALMERTON, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 03-04-20, File Number 2-833, as follows:

Beginning at an existing iron rod having a Tennessee State Plane Coordinate of North: 738208.0013, East: 1718783.1691 and being located on the south margin of Ridgewood Road (25 feet from the center line) and being the common corner to Russell D. Mehringer and Lisa M. Letterman (Instrument Number 20170710-0068981); Thence with said Mehringer and Letterman South 16 degrees 56 minutes 55 seconds West a distance of 355.61 feet to an existing iron rod; Thence South 73 degrees 03 minutes 55 seconds East a distance of 103.12 feet to an existing iron rod; Thence South 08 degrees 33 minutes 53 seconds West a distance of 265.45 feet to an existing iron rod at a metal fence post; Thence South 81 degrees 00 minutes 31 seconds East a distance of 100.84 feet to an existing iron rod in a fence and in the west line of Michael Holloway (Deed Book 8174, Page 73); Thence with said fence and Holloway South 07 degrees 27 minutes 09 seconds West a distance of 489.82 feet to an existing iron rod at a fence intersection having a Tennessee State Plane Coordinate of North: 737073.8665, East: 1718774.6901 and being in the north line of Edward Williams (Instrument Number 20081218-0121286); Thence with said Williams North 75 degrees 54 minutes 14 seconds West a distance of 395.00 feet to an existing 4x4 fence post at a fence intersection in a drain and common corner to James Day (Instrument Number 20180117-0004923); Thence with said Day North 08 degrees 32 minutes 45 seconds East a distance of 979.78 feet to an existing iron rod and having a Tennessee State Plane Coordinate of North: 738138.9690, East: 1718537.1758;

Thence South 81 degrees 16 minutes 08 seconds East a distance of 40.08 feet to an existing iron rod; Thence North 08 degrees 31 minutes 59 seconds East a distance of 121.41 feet to an existing iron rod in the south margin of Ridgewood Road; Thence with said margin South 76 degrees 34 minutes 44 seconds East a distance of 193.65 feet to an existing iron rod which is the point of beginning, having an area of 331831.88 square feet, 7.62 acres.

Being the same property conveyed to Jonathan L. Morgan and Felicia J. Morgan, husband and wife by Warranty Deed from Helen J. Powers, unmarried of record in Instrument Number 20200422-0042285, Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 22, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 7929 Ridgewood Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2026.

Jonathan L. Morgan

Felicia J. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan L. Morgan and Felicia J. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 15, 2025.

Affiant Signature YM

January 15, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY