Karen Johnson Davidson County
Batch# 1372309 DEEDWARR
01/22/2026 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $960.52
20260122-0005440

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $259,600.00.

Affiant

Subscribed and sworn before me this the 21 day of January, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Abigail Rockey	Primis Mortgage Company	092-03-0 213.00
912 West Eastland Ave.	5535 Currituck Dr., Ste. 120	
Nashville, TN 37206	Wilmington, NC 28403	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LASHAUNDA JEMECCA BRADEN, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ABIGAIL ROCKEY, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 53 feet of the easterly 103 feet of the northerly 1/2 of Lot 4 in the Elizabeth Harding-Lytle Tract, the plan of which subdivision is of record m Minute Book 25, page 453, Chancery Court of Nashville, Tennessee.

Said westerly 53 feet of the easterly 103 feet of the northerly 1/2 of said Lot 4 in said subdivision fronts 53 feet on the south side of Morena Street and runs back between parallel lines 162-1/2 feet to an alley in the rear.

Being the same property conveyed to LaShaunda Jemecca Braden by deed dated 10/10/2025, from Betty Terry, Executor of the Estate of Arthur Harris, Jr., of record in Instrument No. 20251020-0083120, Register's Office for said County.

Being the same property conveyed to Arthur Harris, Jr by Quitclaim Deed dated 12/13/07 from Robert I Alexander & James L. Alexander in Instrument No. 20071213-0143602, Register's Office for said County Register's Office for Davidson County, Tennessee.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2209 Morena St., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 21st day of January, 2026.

LaShaunda Jemecca Braden

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LaShaunda Jemecca Braden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 2026.

My commission expires:

7/17/26

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/21/26 (date of document).

Affiant Signature

1/21/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

