WARRANTY DEED

Karen Johnson Davidson County
Batch # 1375419 DEEDWARR
02/03/2026 12:24:25 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20260203-0007444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-6-27

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garrett Asher	**AmeriSave Mortgage Corporation**	
(NAME)	(NAME)	**141-12-0D-112.00-CO**
112 Morton Mill Circle	**1200 Altmore Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Sandy Springs, GA 30342**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PATRICK N PARK, TRUSTEE OF THE PATRICK N PARK LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARRETT ASHER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 112, on the Plan of the Third Revision Morton Mill Estates, A Planned Unit Development, of record in Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick N. Park, Trustee, of the Patrick Park Living Trust dated May 16, 2008 by Warranty Deed from David C. Kunkel and Nancy S. Kunkel, husband and wife of record in Instrument No. 20190816-0082056 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 16, 2019.

This conveyance is subject to:
- Taxes for 2026 and subsequent years, a lien no tyet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 561, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of Morton Mill Estates of record in Plat Book 6900, Page 406, and Book 6900 Page 765 Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7546, Page 145, as amended in Book 7936, Page 704 and Book 8079, Page 804 and Instrument No. 20190605-0053782, Register's Office for Davidson County, Tennessee.
- By-Laws of Morton Mill Homeowner's Association, Inc. of record in Book 7546, Page 154, supplemented by instrument recorded in Book 7936, Page 709, in the Register's Office for Davidson County, Tennessee.
- Charter of Morton Mill Homeowner's Association, Inc. of record in Book 7414, Page 335, in the Register's Office for Davidson County, Tennessee.
- Dedication of common areas conveyed to Morton Homeowners' Association, Inc. of record in Book 7548, Page 963, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utility District of record in Book 4817, Page 788 and Book 4817, Page 784, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Morton Mill Circle, Nashville, Tennessee 37221**.

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), 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 the 29th DAY OF JANUARY, 2026.

Patrick N Park Living Trust

BY: _____
Patrick N. Park
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK N. PARK, TRUSTEE of PATRICK N PARK LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of January, 2026.

_____
Notary Public
My Commission Expires: 11/5/29
(SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212