Karen Johnson Davidson County
Batch# 1381874 DEEDWARR
02/17/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260217-0012469

2026-1890-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$385,000.00.**

Carmen Coats
Affiant

Subscribed and sworn to before me this **13th** day of **February, 2026.**

April Sumruld
Notary Public
My Commission expires: 12/19/28
(Affix Seal)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kate A. Morgan and Cyrus M. Burns	CrossCountry Mortgage, LLC	042-13-0-008
306 Kemper Drive	2160 Superior Ave.	
Madison, TN 37115	Cleveland, OH 44114	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kate A. Morgan and Cyrus M. Burns, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 88, Plan of Section II, Kemper Heights, of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Dennis R. Carter and wife, Alice C. Carter by Warranty Deed from Melvin W. Mitchell and wife, Jo Anne S. Mitchell of record in Book 4129, Page 310, Register's Office for Davidson County, Tennessee, dated April 26, 1967 and recorded on May 09, 1967. Said Dennis R. Carter having deceased, vesting Alice C. Carter as the surviving tenant.

Being the same property conveyed to Wanda Williams, by Warranty Deed from Alice C Sircy, married woman, dated July 22, 2025 and recorded July 23, 2025 at Instrument Number 20250723-0058347 in the Register's Office of Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 2331, Page 104, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **306 Kemper Drive South, Nashville, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 13th day of February, 2026.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 13th day of February, 2026.

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 13, 2026

Affiant Signature

17th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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