Karen Johnson Davidson County
Batch# 1384191 DEEDWARR
02/23/2026 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20260223-0014297

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 day of February, 2026.

(Affix Seal) Notary Public

My Commission Expires: _____

ANN CASE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

2026-01-3744

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stanley Michael Jones 2624 Morganmeade Drive Nashville, TN 37216	NEW OWNER	Map/Parcel 073-10-0-073.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Walker and Emily Caroline Phillips, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Stanley Michael Jones, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Moss Rose Estates, as of record in Book 4860, Page 112, Register's Office for said County.

Said Lot No. 37 fronts 80 feet on the Southern margin of Morganmeade Drive and extends back 126.04 feet on the Westerly line and 132.54 feet on the Easterly line to a line on the rear measuring 80.26 feet thereon.

Being the same property conveyed to Daniel Walker and Emily Caroline Phillips, husband and wife by Warranty Deed from Rachel L. Thole, an unmarried person of record in Instrument No. 20230511-0035330 Register's Office for Davidson County, Tennessee, dated May 10, 2023 and recorded on May 11, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2624 Morganmeade Drive, Nashville, TN 37216.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the _____ day February, 2026.

Emily Caroline Phillips

Emily Caroline Phillips

Daniel Walker

Daniel Walker

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

On this 19 day of February, 2026, before me personally appeared Emily Caroline Phillips and Daniel Walker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of February, 2026.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Shannon R Richardson, 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

2-20-2026.

Date

Affiant Signature

2-20-2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of Feb, 2026.

Notary's Signature

My Commission Expires: _____

Date

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

Notary's Seal (if on paper)