WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03-16-2029

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

B-WE-26-2002

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)
WE GRAY LLC	**New Owner**	
(NAME)	(NAME)	**106-13-0-123.00**
516 Hamilton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **HILDA A. MORRIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WE GRAY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 12 on the Map of Woodycrest, Section 1, of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronte 80.0 feet on the northeasterly side of Hutton Drive and runs back between parallel lines 180.0 feet to a dead line.

Being the same property conveyed to Evelyn M. Womack by Warranty Deed from Zollie B. Carter, unmarried of record in Book 5635, Page 506, Register's Office for Davidson County, Tennessee, dated August 08, 1980 and recorded on August 11, 1980.

Being the same property conveyed to Hilda M. Morris by Quitclaim Deed from Evelyn M. Womack of record in Book 6332, Page 831, Register's Office for Davidson County, Tennessee, dated July 05, 1984 and recorded on July 06, 1984.

Being the same property conveyed to Evelyn M. Womack by Quitclaim Deed from Hilda M. Morris of record in Book 7944, Page 249, Register's Office for Davidson County, Tennessee, dated September 20, 1989 and recorded on September 22, 1989.

Being the same property conveyed to Hilda M. Morris by Quitclaim Deed from Evelyn M. Womack of record in Book 8232, Page 205, Register's Office for Davidson County, Tennessee, dated November 03, 1990 and recorded on November 06, 1990.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 25 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1907, Page 2, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2002 Hutton Dr, Nashville, Tennessee 37210**.

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.

Karen Johnson
Batch # 1385001
02/24/2026 02:13:14 PM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

Warranty Deed

20260224-0014679

Witness my/our hand(s) this the 19 DAY OF FEBRUARY, 2026.

Hilda A. Morris

James M. Morris

James M. Morris, spouse of Hilda A. Morris, hereby joins in this conveyance and does transfer and convey any and all marital interest James M. Morris may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILDA A. MORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2026.

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. MORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2026.

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

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