Karen Johnson Davidson County
Batch# 1388923 DEEDWARR
03/05/2026 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20260305-0017573

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-8160-MC

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission Expires: 11/17/2029

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Larry Dean Thomas, Dixie Gayle Thomas, Mark Vashan Thomas, and Deborah Thomas<br>2236 Seven Point Circle<br>Hermitage, TN 37076 | Fifth Third Bank, National Association<br>5001 Kingsley Drive<br>Cincinnati, OH 45227 | 098 13 0C 194.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lester Douglas Morrison and Patricia Whitesides Morrison, Trustees of The Lester D. Morrison and Patricia W. Morrison Revocable Living Trust** (individually and/or collectively, "Grantor"), transfer and convey unto **Larry Dean Thomas and Dixie Gayle Thomas, husband and wife, and Mark Vashan Thomas and Deborah Thomas, husband and wife** (individually and/or collectively, "Grantee"), a 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. 187 on the Plan of PHASE 5, SECTION 1, THE MEADOWS OF SEVEN POINTS, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lester D. Morrison and Patricia W. Morrison, Trustees, and their successors in trust, of the Lester D. Morrison and Patricia W. Morrison Revocable Living Trust, by Quit Claim Deed from L. Douglas Morrison and wife, Patricia W. Morrison, of record in Instrument No. 20190403-0030057, in the Register's Office of Davidson County, Tennessee, dated April 01, 2019, and recorded on April 03, 2019.

Being the same property conveyed to L. Douglas Morrison and wife, Patricia W. Morrison, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20060918-0115420, in the Register's Office of Davidson County, Tennessee, dated September 14, 2006, and recorded on September 18, 2006.

This is ☒ improved or ☐ unimproved property located at: **2236 Seven Points Circle, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 2nd day of March, 2026.

**GRANTOR:**

**The Lester D. Morrison and Patricia W. Morrison Revocable Living Trust**

**By:** Lester Douglas Morrison
**Lester Douglas Morrison, Trustee**

**By:** Patricia Whitesides Morrison
**Patricia Whitesides Morrison, Trustee**

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lester Douglas Morrison and Patricia Whitesides Morrison, Trustees of The Lester D. Morrison and Patricia W. Morrison Revocable Living Trust,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

I, Kirsten Virden, 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 3-2-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-2-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

