Karen Johnson Davidson County
Batch# 1393974 DEEDWARR
03/17/2026 01:27:30 PM 17 pgs
Fees: $88.00 Taxes: $2,497.50
20260317-0021287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 8-3-26 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LEIGH ANNE SAILORS WILLIAMSON COUNTY

G-URC-26-6842

THIS INSTRUMENT WAS PREPARED BY
Ruby 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)
Andrew Garruto and Clara Garruto (NAME)	CrossCountry Mortgage, LLC (NAME)	
6842 Burkitt Rd (ADDRESS)	2160 Superior Ave (ADDRESS)	187-00-0-211.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cleveland, OH 44114 (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, **DANNY MORGAN, CONSERVATOR OF THE CONSERVATORSHIP OF LARRY DALE MORGAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW GARRUTO AND CLARA GARRUTO, HUSBAND AND WIFE,** 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 County, Tennessee and being a portion of the Hugh W. Morgan property as recorded in Book 5876, page 621, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at the southeast corner of the Danny W. Morgan property as recorded in Book 6044, page 991, Register's Office of Davidson County, Tennessee;
Thence along the easterly line of the Danny W. Morgan property North 09 degrees 42 minutes 00 seconds West a distance of 143.56 feet;
Thence, North 25 degrees 34 minutes 00 seconds East a distance of 104.80 feet;
Thence, North 16 degrees 03 minutes 00 seconds West a distance of 500.00 feet;
Thence, northerly line of the Danny W. Morgan property South 73 degrees 57 minutes 00 seconds West a distance of 11.99 feet;
Thence, along a new line North 07 degrees 39 minutes 51 seconds West a distance of 954.93 feet;
Thence, along the northeast line of the Hugh W. Morgan property North 89 degrees 44 minutes 00 seconds East a distance of 85.20 feet;
Thence, along the easterly line of the Hugh W. Morgan property South 14 degrees 15 minutes 00 seconds East a distance of 1665.28 feet to the
northerly margin of Burkitt Road;
Thence, along said margin South 88 degrees 15 minutes 00 seconds West a distance of 56.11 feet;
Thence, South 80 degrees 00 minutes 00 seconds West a distance of 73.15 feet;
Thence, South 74 degrees 45 minutes 00 seconds West a distance of 102.40 feet;
Thence, South 69 degrees 00 minutes 00 seconds West a distance of 12.98 feet to the Point of Beginning; containing 6.10 acres or 256,644 square feet more or less.

Being a portion of the same property conveyed to Hugh W. Morgan and wife Martha S. Morgan by Warranty deed from Lorene Y. Chadwell, a single person of record in Book 5876, page 621, Register's Office for Davidson County, Tennessee, dated April 23, 1982 and recorded on April 23, 1982.

Martha S. Morgan having died September 9, 2002 leaving Hugh S. Morgan as surviving tenant by the entirety. Hugh W. Morgan having died September 9, 2018.

Being the same property conveyed to Larry Dale Morgan and wife Peggy Sue Morgan by Quit Claim Deed from The Estate Hugh W. Morgan of record in Instrument No. 20190311-0021789, Page, Register's Office for Davidson County, Tennessee, dated March 7, 2019 and recorded on March 11, 2019.
The said Peggy Sue Morgan having died on May 27, 2025 leaving property to spouse Larry Dale Morgan as sole surviving tenant by the entirety. The said Danny Morgan appointed Conservator over Larry Dale Morgan as per the Order Appointing Emergency Conservator filed in the Second Circuit Court for the Twentieth Judicial District of Tennessee dated February 5, 2025 Case No. 25P236 (said order is attached hereto as Exhibit A).
Order Approving Contract for Sale of Real Property of record in the Second Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 25P236 (said order is attached hereto as Exhibit B).

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements completed after January 1and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.
- 20 foot strip easement of record in Book 4794, Page 690, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Book 8992, Page 774, in the Register's Office for Davidson County, Tennessee.
- Easement to Piedmont Natural Gas Company, Inc. of record in Instrument Number 20110311-0019599, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Instrument Number 20140401-0026897, 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: **6842 Burkitt Rd, Antioch, Tennessee 37013**.

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 13th DAY OF MARCH, 2026.

The Conservatorhsip of Larry Dale Morgan

BY: Danny Morgan
Danny Morgan
Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny Morgan, Conservator of the property of The Conservatorhsip of Larry Dale Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th day of March, 2026.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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

EXHIBIT

tabbies A

STATE OF TENNESSEE

****

IN RE: ***LARRY DALE MORGAN***

Docket No: ***25P236***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on February 5, 2025 in the Seventh Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on March 13, 2026.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: Stephanie Rozanreale.

Deputy Clerk

COPY

EFILED 02/05/25 08:27 AM CASE NO. 25P236 Joseph P. Day, Clerk

IN THE SECOND CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT OF TENNESSEE

IN THE MATTER OF LARRY DALE MORGAN *Respondent.*	Case No. _____

ORDER APPOINTING EMERGENCY CONSERVATOR OVER PERSON AND PROPERTY PURSUANT TO TCA § 34-1-132

THIS CAUSE was heard *ex parte* by Amanda McClendon, Circuit Court Judge, on the Verified Petition for Appointment of Emergency Conservator filed by Danny Wade Morgan, pursuant to Tenn. Code Ann. § 34-1-132. Based on the verified petition, the sworn physician's report of Pranahitha Reddy, M.D., and the entire record in this case, the Court finds:

1. The Respondent, Larry Dale Morgan, is sixty-seven (67) years old and currently a patient of TrustPoint Hospital, located at 1009 North Thompson Lane, Murfreesboro, Tennessee 37129. A Statistical Sheet containing his birthdate, social security number, and last known residence prior to hospitalization is being filed contemporaneously herewith.
2. The Respondent was admitted on January 14, 2025, for treatment of depression and dementia with psychosis. His physical and cognitive functioning is impaired resulting in significant loss of capacity for medical, financial, and personal decision making. The Respondent may presently be served with process and pleadings at either TrustPoint Hospital at 1009 North Thompson Lane, Murfreesboro, Tennessee 37129.

COPY

3. The Respondent is under the care of Pranahitha Reddy, M.D. The sworn physician's report of Pranahitha Reddy, M.D. is attached hereto as **Exhibit A.** It describes the Respondent's physical and cognitive problems and diagnoses as evidence of a need for the appointment of an Emergency Conservator over the Respondent's person and property. In Dr. Reddy's opinion, the Respondent requires the assistance of a fiduciary for making financial decisions, medical decisions, and otherwise making decisions with respect to his personal well-being and transition to a post-acute facility.
4. The Respondent is married and has a stepdaughter. His wife's name is Peggy Morgan and her address is currently unknown. The Respondent's stepdaughter, Georgia Anderson, resides in the Respondent's home located at 6842 Burkitt Road, Antioch, Davidson County, Tennessee 37013.
5. Upon information and belief, the Respondent's wife who previously cared for him had a mental breakdown and is no longer mentally competent to continue as his caregiver or willing.
6. The Respondent's stepdaughter, Georgia Anderson has the only known Powers of Attorney. The Petitioner does not have a copy of the Powers of Attorney and is also unable to care for him.
7. The Respondent owns real property located at 6842 Burkitt Road, Antioch, Davidson County, Tennessee 37013.
8. The Respondent has a bank account with 1st Horizon with a balance of approximately $20,000-50,000.00.
9. The Respondent has a retirement account with Bankers Life with an approximate balance of $300,000.00.

COPY

Based on these findings the Court **ORDERS**:

1. Danny Wade Morgan is hereby appointed Emergency Conservator of the person and property of Larry Dale Morgan. The following rights and obligations are transferred from the Respondent to the Emergency Conservator over person and property:
    a. The right to give, withhold, or withdraw consent and make other informed decisions relative to medical and mental examinations and treatment;
    b. The right to make end of life decisions, including, but not limited to:
        i. The right to consent, withhold, or withdraw consent for the entry of a "Do Not Resuscitate" Order or the application of any heroic measures or medical procedures intended solely to sustain life and other medications;
        ii. The right to consent or withhold consent concerning the withholding or withdrawal of artificially provided food, water, or other nourishment or fluids;
    c. The right to make decisions and financial arrangements necessary for the disposition of the Respondent's bodily remains, as may be necessary for the Respondent's care and benefit;
    d. The right to consent to admission to hospitalization, and to be discharged or transferred to a residential setting, group home, or other facility for additional care and treatment;
    e. The right to consent to participate in activities and therapies which are reasonable and necessary for the habitation of the Respondent;

COPY

f. The right to consent or withhold consent to any residential or custodial placement;

g. The power to give, receive, release, or authorize disclosures of confidential information;

h. The right to apply for benefits, public and private, for which the person with a disability may be eligible;

i. The right to dispose of personal and real property subject to statutory and judicial constraints;

j. The right to determine whether or not the Respondent may utilize a Tennessee driver license for the purpose of driving;

k. The right to make purchases;

l. The right to enter into contractual relationships;

m. The right to execute instruments of legal significance;

n. The right to pay the Respondent's bills and protect and invest the Respondent's assets;

o. The right to prosecute and defend lawsuits; and

p. The right to execute, on behalf of the Respondent, any and all documents to carry out the authority vested above.

2. As part of the rights and powers listed above, the Emergency Conservator, Danny Wade Morgan, is expressly authorized to access, control, freeze, and manage any bank accounts, finances, public or private benefits, including Social Security, Medicare and Medicaid. Any financial institution or benefit provider shall allow the Conservator, Danny Wade Morgan, access to or control over said information needed to execute the Conservator duties;

COPY

3. Any previous powers of attorney, or co-ownership or management of bank accounts, if any, granted by Larry Dale Morgan, are hereby revoked;

4. Gary Wayne Temple, Esq. is hereby appointed attorney ad litem for the Respondent, and he is authorized to examine all medical and financial records necessary to access the physical, mental, and financial status of the Respondent and accept service on behalf of the Respondent; and

5. A hearing on the appropriateness of this appointment shall be held on February 13, 2025 via telephone or in-person in the Second Circuit Court of Davidson County, Tennessee. All interested parties wishing to participate in the telephone hearing for this matter may in as follows:

Join ZoomGov Meeting
https://www.zoomgov.com/j/1609404739?pwd=VVFpRDdPb1JWdWUyTXdWTTcvRWFLdz09
Meeting ID: 160 940 4739
Passcode: 226059
Dial by Your Location
+1 551 285 1373 US
Meeting ID: 160 940 4739
Passcode: 226059

Join by SIP
1609404739@sip.zoomgov.com

It is **SO ORDERED**.

[ELECTRONIC SIGNATURE PAGE TO FOLLOW]

JUDGE AMANDA MCCLENDON

COPY

APPROVED FOR ENTRY:

/s/ Mike J. Urquhart
MIKE J. URQUHART, No. 21073
Attorney for Petitioner
121 East Cedar Street
Goodlettsville, Tennessee 37072
Office: 615/251-6968
Fax: 615/251-6975
mikejurquhart@hotmail.com

CERTIFICATE OF SERVICE

I, Mike J. Urquhart, do hereby certify that the foregoing petition was mailed, U.S. Mail, First Class postage pre-paid thereon, or by other acceptable means of service to include electronic notice, to the following parties on the date indicated below:

Via hand delivery within 48 hours of appointment of Emergency Co-Conservators to:

Larry Dale Morgan
% TrustPoint Hospital
1009 North Thompson Lane
Murfreesboro, Tennessee 37129

Peggy Morgan
2145 Horton Way
Lewisburg, Tennessee 37091

Danny Wade Morgan
813 Libby Street
Smyrna, Tennessee 37167

Gary Wayne Temple
Attorney at Law
4211 Gallatin Pike
Nashville, Tennessee 37216

Georgia Anderson
6842 Burkitt Road
Antioch, Tennessee 37013

Peggy Morgan
6842 Burkitt Road
Antioch, Tennessee 37013

/s/ Mike J. Urquhart
MIKE J. URQUHART, Attorney
DATE: February 4, 2025

COPY

To be conducted virtually:

Join ZoomGov Meeting
https://www.zoomgov.com/j/1609404739?pwd=VVFpRDdPb1JWdWUyTXdWTTcvRWFLdz09
Meeting ID: 160 940 4739
Passcode: 226059

Dial by Your Location
+1 551 285 1373 US
Meeting ID: 160 940 4739
Passcode: 226059

Join by SIP
1609404739@sip.zoomgov.com

COPY

Case Title: MORGAN V MORGAN

Case Number: 25P236

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Amanda McClendon, Second Circuit

EXHIBIT

tabbies

B

STATE OF TENNESSEE

****

IN RE: ***LARRY DALE MORGAN***

Docket No: ***25P236***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on March 6, 2026 in the Seventh Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on March 13, 2026.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: Stephanie Rucker

Deputy Clerk

COPY

EFILED 03/06/26 08:35 AM CASE NO. 25P236 Joseph P. Day, Clerk

IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION

IN RE:	)	
	)	
THE CONSERVATORSHIP OF	)	
LARRY DALE MORGAN	)	**No. 25P236**
	)	
Ward.	)	

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY KNOWN AS 6842 BURKITT ROAD, ANTIOCH, TENNESSEE 37013

THIS CAUSE came on to be heard on the 5th day of March, 2026, before the Circuit Court for Davidson County, Tennessee, upon the motion of the Conservator for an order to approve the contract for sale of the real property owned by the Ward commonly known as 6842 Burkitt Road, Antioch, Tennessee 37013, as fully described in the Motion, which sale was authorized by the Court by order entered December 17, 2025, statement of counsel, the Court's review of the motion and exhibits, the facts of the case, and the entire record herein from all of which the Court finds the motion well taken and should be **GRANTED**. The Court approves the contract for sale of real property and affirms and finds as follows:

1. That the Court has exclusive jurisdiction over the matter as the matter relates to property of the Ward's estate.
2. That the sale was conducted in a commercially reasonable manner under all of the circumstances and in accordance with the order of the Court.
3. That the price of $675,000.00 is the fair market value and reasonable under all circumstances.
4. That the property is a burden to the estate, no longer beneficial to the ward, and is in the best interests of the ward for the subject property to be sold.

COPY

5. That the contract attached to the motion is hereby incorporated herein as being approved.
6. That all expenses of the sale and any liens shall be paid at closing from the sale proceeds.
7. That Danny Morgan as Conservator for Larry Dale Morgan shall execute any and all documents to comply with the contract.
8. That the proceeds be made payable to Danny Morgan, Conservator, and forwarded to him at 813 Libby Street Smyrna, Tennessee 37167.
9. All other matters are reserved.

It is **SO ORDERED**

[ELECTRONIC SIGNATURE PAGE TO FOLLOW]

JUDGE AMANDA MCCLENDON

APPROVED FOR ENTRY:

/s/ Mike J. Urquhart

MIKE J. URQUHART, No. 21073
Attorney for Conservator
121 E. Cedar Street
Goodlettsville, Tennessee 37072
Office: 615/251-6968
Fax: 615/251-6975
mikejurquhart@hotmail.com
urquhartadmin@comcast.net

COPY

CERTIFICATE OF SERVICE

I, Mike J. Urquhart, do hereby certify that the foregoing document was mailed, U.S. Mail, First Class postage pre-paid thereon, or by other acceptable means of service to include electronic notice, to the following parties on the date indicated below:

Larry Dale Morgan
% TrustPoint Hospital
1009 North Thompson Lane
Murfreesboro, Tennessee 37129

Danny Wade Morgan
813 Libby Street
Smyrna, Tennessee 37167

Georgia Anderson
6842 Burkitt Road
Antioch, Tennessee 37013

Peggy Morgan
6842 Burkitt Road
Antioch, Tennessee 37013

Peggy Morgan
2145 Horton Way
Lewisburg, Tennessee 37091

Gary Wayne Temple
Attorney at Law
4211 Gallatin Pike
Nashville, Tennessee 37216

Micalah S Soileau
Trudy L Bloodworth
Suite 1550
315 Deadrick Street
Nashville, Tennessee 37238

/s/ Mike J. Urquhart
MIKE J. URQUHART, Attorney
DATE: February 4, 2026

COPY

Case Title: MORGAN V MORGAN
Case Number: 25P236
Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Amanda McClendon, Second Circuit

I, Thomas N. Jones, 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 March 13, 2026 (date of document).

Thomas N. Jones
Date: March 17, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 17th day of March, 2026.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY