Karen Johnson Davidson County
Batch# 1394042 DEEDWARR
03/17/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260317-0021377

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Reed Rutledge Morton and Emily McRedmond Morton 2112 Acklen Avenue Unit 201 Nashville, TN 37212	Reed Rutledge Morton and Emily McRedmond Morton 2112 Acklen Avenue Unit 201 Nashville, TN 37212	104-12-0C-201-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John C. Austin and Michelle B. Austin, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Reed Rutledge Morton and Emily McRedmond Morton, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2112 Acklen Avenue, Unit 201, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Being Unit No. 201 on the Plan of Villages at Acklen, a Horizontal Property Regime with Master Deed and Bylaws of record in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825 and Instrument No. 20070621-0074025, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John C. Austin and wife, Michelle B. Austin by Warranty deed from David A. Campbell and Courtney M. Campbell, dated March 11, 2016 and recorded on March 15, 2016, of record in Instrument No. 20160315-0024562, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2112 Acklen Avenue, Unit 201, Nashville, TN 37212.

This conveyance is subject to all restrictions, easements and planning documents of record, including but not limited to, the Lease Agreement for Parking Area of record in Instrument No. 20051026-0129448, in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 16th day of March, 2026.

John C. Austin

Michelle B. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2026, before me personally appeared John C. Austin and Michelle B. Austin, 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 16th day of March, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of March, 2026

Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, [signature], 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 3/16/2026 (date of document).

[signature]
Affiant Signature

Date: 3/17/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

