WARRANTY DEED

Karen Johnson Davidson County
Batch# 1394250 DEEDWARR
03/18/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,713.10
20260318-0021641

File #26-TC-0724-S

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Jorgensen	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**126 15 0A 138.00**
724 Settlers Court	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**White House, TN 37188**	
(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,

PATRICIA JORGENSEN AND ERIC JORGENSEN, TRUSTEES OF JORGENSEN FAMILY TRUST DATED AUGUST 25, 2025,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MATTHEW JORGENSEN, AN UNMARRIED MAN,

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. 243 on the Plan of BOONE TRACE AT BILTMORE, SECTION THREE of record in Plat Book 6050, Page 594 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Jorgensen and Patricia Jorgensen, Husband and Wife, by Warranty Deed from Morgan Shae Hawkins F/K/A Morgan Milliman, a married woman, of record in Instrument No. 20211014-0138383, in the Register's Office of Davidson County, Tennessee, dated October 12, 2021 and recorded on October 14, 2021.

Being the same property conveyed to Patricia Jorgensen and Eric Jorgensen, Trustees of The Jorgensen Family Trust Dated August 25, 2025, by Quitclaim Deed from Eric Jorgensen and Patricia Jorgensen, Husband and Wife, of record in Instrument No. 20251203-0095925, in the Register's Office of Davidson County, Tennessee, dated November 13, 2025 and recorded on December 03, 2025.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOONE TRACE AT BILTMORE, SECTION THREE, as recorded in Plat Book 6050, Page(s) 594.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY MASTER PLAT BOONE FARM AT BILTMORE, as recorded in Plat Book 6900, Page 470.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, BOONE TRACE AT BILTMORE, as recorded in Plat Book 9700, Page(s) 758-759.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, as Re- Recorded in Book 9735, Page 931, Amendment recorded in Book 10032, Page 813 and Supplemental recorded in Book 11455, Page 443; Instrument No. 20010717-0075902.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
* Easement for Public Utilities, recorded in Instrument No. 20071116-0134577 and Instrument No. 20071116-0134580 and Instrument No. 20071116-0134581.
* Charter for Boone Trace Homeowners' Association recorded as Book 9607, Page 534.
* Common Open Space Deed recorded as Instrument No. 20011119-0126831.
* Title to that portion of the land lying below the ordinary low water mark of Harpeth River.

* Easement for the flow of the waters of Harpeth River, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.
* Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Harpeth River.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 724 Settlers Court, Nashville, TN 37221.

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 18th day of March, 2026.

Jorgensen Family Trust dated August 25, 2025

By: Patricia Jorgensen
Patricia Jorgensen, Trustee

By: Eric Jorgensen
Eric Jorgensen, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Patricia Jorgensen and Eric Jorgensen with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the Jorgensen Family Trust dated August 25, 2025, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 18th day of March, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of March, 2026.

Affiant Signature

Date 3/18/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027