WARRANTY DEED

Karen Johnson Davidson County
Batch# 1397377 DEEDWARR
03/25/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260325-0023690

File #26-DW-0411-C

(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 $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 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)
Morgan Ashley Tincher	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	
411 Lemont Drive	**2160 Superior Avenue**	**061 05 0A 028.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Cleveland, OH 44114**	
(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,

JACOB BURTON, AN UNMARRIED MAN,

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

MORGAN ASHLEY TINCHER, AN UNMARRIED WOMAN,

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:

A certain Condominium located in Davidson County, Tennessee, being Unit No. 100 of Condominium Site Plan, PHASE II, POPLAR GLEN, A Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Condominium Site Plan, PHASE II, POPLAR GLEN, A Horizontal Property Regime of record in Plat Book 6900, Page 764, and Plat Book 6900, Page 567, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit Book 7534, Page 591, as amended in Book 7548, Page 612, Book 7654, Page 439 and Book 8036, Page 175 to said Master Deed.

Being the same property conveyed to Jacob Burton, a single man, by Warranty Deed from Teresa A. Brooks, a married woman, of record in Instrument No. 20230206-0008360, in the Register's Office of Davidson County, Tennessee, dated February 03, 2023 and recorded on February 06, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II, POPLAR GLEN, as recorded in Plat Book 6900, Page(s) 764.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOT 1 PHASE 1, MAPLE PARK SUBDIVISION, as recorded in Plat Book 6900, Page 567.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 8036, Page 175.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE II, POPLAR GLEN Condominium of record in Book 7534, Page 591, as amended in Book 7548, Page 612 and Book 7654, Page 439; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

* Easement for Access, recorded in Book 8036, Page 209.
* Charter for Poplar Glen Homeowners Association, recorded as Book 8069, Page 166 and Book 8189, Page 674.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **411 Lemont Drive, Nashville, TN 37216**.

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 25th day of March, 2026.

Jacob Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2026, before me personally appeared Jacob Burton, 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 25th day of March, 2026.

Notary Signature
My commission expires:

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

True Copy Certification

I, **Denise Woods,** 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 25 day of March, 2026.

Denise Woods
Affiant Signature
Date 3-25-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 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