Karen Johnson Davidson County
Batch# 1402474 DEEDWARR
04/07/2026 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260407-0027716

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (425,000.00).

Kristian Beth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MARCH, 2026.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 11/5/29

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SHELBY LYNN WATKINS AND SHELBY DAVID LOWRIE (NAME)	LEGACY HOME LOANS (NAME)	**147 16 0 006.00**
4917 AQUATIC ROAD NASHVILLE, TN 37211 (ADDRESS)	409 HIGHWAY 76 WHITE HOUSE, TN 37188 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of March, 2026, the undersigned, **JERRY WAYDE MORROW AND CASSANDRA MARIE MORROW, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SHELBY LYNN WATKINS AND SHELBY DAVID LOWRIE, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4917 AQUATIC ROAD, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of WHISPERING HILLS SECTION 5, as of record in Plat Book 3300, Page 11, as amended in Book 6812, Page 118, Register's Office for Davidson County, Tennessee.

Beginning at a point in the North margin of Purnell Drive at the corner of Lots 22 and 23; thence with the line between said lots, Northwesterly 146.7 feet to a corner of Lot 21; thence with the line between Lots 21 and 22, Northeasterly 136 feet to the Westerly margin of Aquatic Road; thence with the margin of the same Southeasterly 122 feet to the beginning of a curve; thence around said curve; Southerly 39.3 feet to the margin of Purnell Drive; thence with the margin of the same, Southwesterly 112.5 feet to the point of beginning.

Being the same property conveyed to Jerry Wayde Morrow and Cassandra Marie Morrow, husband and wife, by Warranty Deed from Sandra Schumacher, Robin Edwards, Joanne Syler and Tish Jones, of record in Instrument No. 20201105-0129893, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020 and recorded on November 05, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of March, 2026.

GRANTOR: Jerry Wayde Morrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jerry Wayde Morrow**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of March, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR: Cassandra Marie Morrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Cassandra Marie Morrow**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of March, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 30. 2026

Affiant Signature

3rd day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202604070027716