WARRANTY DEED

Karen Johnson Davidson County
Batch# 1408343 DEEDWARR
04/20/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260420-0032174

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$345,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Olivia Lu Bramschreiber and Adam Cole Langford	**New Owner**	059-11-0-226.00
(NAME)	(NAME)	
633 Lane Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Michael R. Morton and James S. McMeel, a married couple**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Olivia Lu Bramschreiber and Adam Cole Langford, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 550 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James S. McMeel and Michael R. Morton a married couple by Warranty Deed from Fed Development LLC, dated , of record in Instrument 20171009-0103278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 633 Lane Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 16th day of **April, 2026.**

Michael R. Morton by Janie Layten atty-in-fact
Michael R. Morton, by Janie Layten, Attorney in Fact

James S. McMeel by Janie Layten atty-in-fact
James S. McMeel, by Janie Layten, Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Janie Layten**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument for the purposes therein contained, and who further acknowledged that **she** is, pursuant to Power of Attorney of record in Instrument No. __202604200032173_____, Register's Office for Davidson County, Tennessee, the Attorney-in-Fact for **Michael R. Morton and James S. McMeel**, (herein called the "Makers"), or a constituent of the Makers and is authorized by the Makers or by its constituent, the constituent being authorized by the Makers, to execute this instrument as the free act and deed of the Makers on this **16th** day of **April, 2026.**

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **April 16, 2026**.

Date

Alli P

Affiant Signature

4/20/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County