WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415614 DEEDWARR
05/05/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260505-0040192

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/22/2029

(AFFIX SEAL)

Crystal Johnson Notary Public State of Tennessee Sumner County

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Jane B. Thomas	CMG Mortgage Inc.	064-12-0A-816.00
(NAME) 816 Old Coach Place	(NAME) 3160 Crow Canyon Rd. Ste 400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Ramon, CA 94583	
(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 **Morgan Smith, an unmarried man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jane B. Thomas, a single woman**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 816 of Fox Run Condominiums, Section 2, Phase 2, as of record in Book 5200, Page 357, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Marie Vick (single) by Warranty Deed from David Mark Hillis, Executor for the Estate of Mary Payne (deceased), dated 09/07/1990, of record in Book 8194, Page 349, Register's Office for Davidson County, Tennessee.

The said Marie Vick died testate on April 12, 2023, devising subject property to Terry Baskin, as Personal Representative of the Estate of Marie Vick, as evidenced in File No. 25P1215, and as Personal Representative of the Estate of Douglas E. Vick, as evidenced in File No. 25P912, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Morgan Smith by Warranty Deed from Terry Baskin, Executor of the Estate of Marie & Douglas Vick, dated 12/16/2025, of record in Instrument No. 20251222-0101677, in the 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 ☒ 816 Old Coach Place, Hermitage, TN 37076

(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 4th day of May, 2026.

Morgan Smith

State of Tennessee
County of Sumner

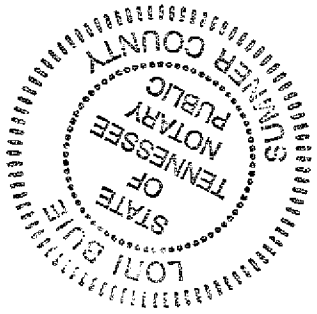
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of May, 2026.

Lori Buie

Notary Public:
My Commission Expires: 6/29/27

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075



202605050040192

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/4/2026 (date of document).

Affiant Signature

5/5/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 5 day of May, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County