Karen Johnson Davidson County
Batch# 1423261 DEEDWARR
05/20/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260520-0045679

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 20th day of May, 2026.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Kristen Jacoby
Notary Public
My Commission Expires: 9/19/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angela & Michael Reid Living Trust 2723 Abbott Martin Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-13-0A-141.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Morrison and Barbara O. Morrison, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Angela & Michael Reid Living Trust dated October 6, 2017**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1B on the plan of Pointset One Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Pointset One Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161230-0137663, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ROBERT E. MORRISON AND BARBARA O. MORRISON, HUSBAND AND WIFE, by deed from CYNTHIA ANN NEUHOFF, RAYMOND LEO WEIGESHOFF, AND WILLIAM RONALD WEIGESHOFF, AS DEVISEES UNDER THE WILL OF RONALD LEO WEIGESHOFF, of record in Instrument No. 20240605-0041961, dated May 29, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-13-0A-141.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161230-0137663, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5143, page 132, said Register's Office.

Matters shown on the Plan of record in Plat Book 5050, page 65, said Register's Office.

This is improved property located at 2723 Abbott Martin Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2026.

Robert E. Morrison

Barbara O. Morrison by Robert E. Morrison,
her Attorney-in-Fact

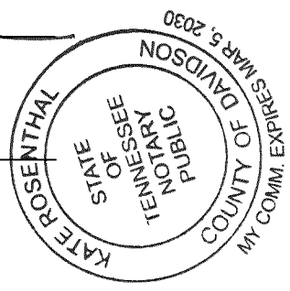
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Morrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Barbara E. Morrison and that he is authorized by Barbara E. Morrison to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of May, 2026.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Kristen Jacoby, 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 is a true and correct copy of the original document executed and authenticated according to law on May 20, 2026.

Kristen Jacoby
Signature

Date: 5/20/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 20 day of May, 2026.

Kim Murray
Notary Public

My commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEAL