Karen Johnson Davidson County
Batch# 1423493 DEEDWARR
05/21/2026 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20260521-0046220

Name and Address of New Owner:
Christopher Simmons
140 Queens Lane
Nashville, TN 37218

Send Tax Bills To:
FirstBank Mortgage
722 Columbia Avenue
Franklin, TN 37064

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-210

Map & Parcel No: 069 02 0 078.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of May, 2026.

Notary Signature
My commission expires: May 3, 2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ann R. Morton, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Christopher Simmons, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT I: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 225 on the Plat of Enchanted Hills, Section 11, of record in Plat Book 4460, page 184, Register's Office for said County, described as follows:

Said Lot 225 fronts 154.93 feet on the East margin of Queens Lane and extends back 391.23 feet on the north line, and 368.6 feet on the south line, to a line on the rear on which it measures 102.05 feet.

Being the same property conveyed to Henry C. Morton and wife, Ann Morton by Warranty Deed from W. C. Allen and wife, Irene M. Allen dated June 17, 1975 and recorded on June 19, 1975, of record in Book 4923, Page 897, in the Register's Office for Davidson County, Tennessee.

The said Ann Morton having died on or about December 3, 1992, vesting Henry C. Morton as surviving tenant by the entirety.

The said Henry C. Morton having died on or about March 24, 2015. Petition to Probate the Last Will and Testament of Henry Charles Morton for Purposes of Establishing Muniment of Title being filed in Case No. 18P-1065 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Per said Last Will and Testament of Henry Charles Morton, subject property was devised to Ann R. Morton. See copy of Order Admitting Will to Probate of record in Instrument No. 20190507-0042659 and copy of Last Will and Testament of Henry Charles Morton of record in Instrument No. 20190507-0042660, both in the Register's Office for Davidson County, Tennessee.

TRACT II (NOTE: THE TAX PARCEL IDENTIFICATION NUMBERS SHOWN HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS, AND ARE NOT HEREBY INSURED.):

A tract of land in Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an iron pin set at the common rear corner of Lot 225 Enchanted Hills, Section II, recorded in Book 4460, page 184, R.O.D.C., Tennessee and Lot 226 Enchanted Hills, Section 10, as of record in Book 4460, page 39, R.O.D.C., Tennessee, thence,

1. With the common line of Lots 225 and 226 Extended, N85 degrees, 44'E, 60.40 feet to an iron pin set in the center of Parcel 71; thence,

2. With the center of Parcel 71, S2 degrees 18'W, 93.13 feet to an iron pin set; thence,

3. S77 degrees 31'14"W, 62.05 feet to an iron pin set at the common corner of Lots 224 and 225; thence,

4. With the easterly line of Lot 225, N2 degrees 18'E, 102.05 feet to the point of beginning and containing 5,855 square feet.

Being the same property conveyed to Henry C. Morton and wife, Ann R. Morton by Warranty Deed from Enchanted Hills, Inc. dated June 27, 1996 and recorded on July 1, 1996, of record in Book 10104, Page 842, Register's Office for Davidson County, Tennessee.

The said Henry C. Morton having died on or about March 24, 2015, vesting Ann R. Morton as surviving tenant by the entirety.

This property more commonly known as 140 Queens Lane, Nashville, TN 37218

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

[SIGNATURES TO COMMENCE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of May, 2026.

Ann R. Morton Derrick Ward Attorney-in-Fact

_____(SEAL)
Ann R. Morton, by Derrick Ward,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Derrick Ward, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ann R. Morton and who acknowledged the execution of the same to be the free act and deed of Ann R. Morton, under said Power of Attorney(s).

Witness my hand, at office, this 19th day of May, 2026.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Certificate of Authenticity

I, Holly A. Mason, 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 May 19, 2026.

Affiant Signature

5/19/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026