WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/19/28

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1424050 DEEDWARR
05/21/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260521-0046679

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Real Tree MGT LLC	New Owner	119-01-0-443.00
(NAME)	(NAME)	
1905 9th Ave N #B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 **Robert E. Morgan, Jr., Individually and as Administrator for the Estate of Dorothy V. Morgan**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Real Tree MGT LLC, a Tennessee Limited Liability Company**, 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 the west 41 feet of Lot No. 47 and the east 12 feet of Lot No. 48 in Overhill City and W. H. Fox Subdivision of part of the Cumberland Nurseries Plan, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said pats of said Lots Nos. 47 and 48 front 53 feet on the south side of Valeria Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert E. Morgan and wife, Dorothy V. Morgan by Warranty Deed from James Thomas Poteete, conservator of the estate of Sadie O. Poteete by Order of Probate Court Docket No. 80380, dated 02/25/1988, of record in Book 7479, Page 82, Register's Office for Davidson County, Tennessee. The said Robert E. Morgan died on 03/24/2001, leaving the said Dorothy V. Morgan the sole surviving tenant by the entirety.

The said Dorothy V. Morgan died intestate on 11/09/2022, leaving the said Robert E. Morgan, Jr., Administrator of the Estate of Dorothy Morgan, Deceased as his/her sole heirs at law as evidenced in Case No. 25P1112, Probate Court Clerk's Office for Davidson County, Tennessee. This conveyance is made pursuant to that certain Order Approving Sale as evidenced in Case No. 25P1112, Circuit Court Clerk's Office for Davidson County, Tennessee, of record in Instrument No. xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, 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 ☒ 321 Valeria Street, Nashville, TN 37210

(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 19th day of May, 2026.

Estate of Dorothy V. Morgan

By: _____

Robert E. Morgan, Jr., Administrator & Individually

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Morgan, Jr., the Administrator for the Estate of Dorothy V. Morgan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of May, 2026.

_____

Notary Public:
My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

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

Witness my hand and Official seal this 19th day of May, 2026.

_____

Notary Public:
My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2909598
Warranty Deed TN

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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, 26 (date of document).

Jennifer L Pennell

May 21, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 21, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal