Name and Address of New Owner:
Kristian Scott Morgan and Belle Arina Morgan
5117 Ander Drive
Brentwood, TN 37027

Send Tax Statements To:
Old National Bank
PO Box 918
Evansville, IN, 47706

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26050764

Map and Parcel: 181-10-0E-013.00

Karen Johnson Davidson County
Batch# 1435831 DEEDWARR
06/18/2026 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20260618-0055431

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer H. Oliver, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kristian Scott Morgan and Belle Arina Morgan, spouses married to each other,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 13 on the Plan of Phase One, Section One, High Point, of record in Instrument No. 20101216-0100068, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer H. Oliver, a single woman by Warranty Deed from Chala D. Horne FKA Chala D. Bartley and husband, Ashton Horne of record in Instrument No. 20170516-0048594, Register's Office for Davidson County, Tennessee, dated May 16, 2017 and recorded on May 16, 2017.

This conveyance is subject to the following: Restrictions for High Point with By-Laws appended thereto, of record as Instrument No. 20110603-0042709, as supplemented in Instrument No. 20170811-0082700; All matters shown on Plan of record as Instrument No. 20101216-0100068; Charter of the High Point Homeowners Association, Inc. of record as Instrument No. 20100113-0003233; Grant of Easement of record in Instrument Number 20170921-0096817; A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in Deed of record as Instrument No. 20080214-0014939; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470; Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912; Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances in favor of The Metropolitan Government of Nashville of record as Instrument No. 20090309-0020517; Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances in favor of The Metropolitan Government of Nashville of record as Instrument No. 20090309-0020488; Easement for Sanitary Sewers, Water Line and Appurtenances in favor of The Metropolitan Government of Nashville of record as Instrument No. 20110411-0027742; Sanitary Sewers, Drainage, Flow and Appurtenances Agreement in favor of The Metropolitan Government of Nashville of record as Instrument No. 20090805-0073466, all in Davidson County Register's Office.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as: 5117 Ander Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

WITNESS my hand this 17th day of June, 2026.

Jennifer H. Oliver

State of Tennessee

County of Rutherford

Personally appeared before me, Jennifer H. Oliver with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th of June, 2026.

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $407,500.00.

Affiant Signature

Subscribed and sworn to before me, this 17th day of June, 2026.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 17, 2026**.

Affiant Signature

06/18/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 18, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

