Karen Johnson Davidson County
Batch# 1435849 DEEDWARR
06/18/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,308.80
20260618-0055454

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2026 Notary Public MY COMMISSION EXPIRES: May 8, 2029 (AFFIX SEAL)
File No. AP-26-2917	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

Andrew Sizore State of Tennessee Notary Public Davidson County

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurel A. Wilson and Joseph Scott Wilson	**New Owner**	
(NAME)	(NAME)	091-06-0X-001.00-CO
5812A Morrow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Matthew David Donze and Mary Donze, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurel A. Wilson and Joseph Scott Wilson, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Unit No. A on the Plan of Homes at 5812 Morrow Rd, as shown on Exhibit B of Declaration of Covenants, Conditions, and Restrictions for Homes at 5812 Morrow Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160226-0018515, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew David Donze and Mary Donze, husband and wife by Warranty Deed from Steven Bell and Catrina Bell, husband and wife of record in Instrument No. 20190710-0067058 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 10, 2019.

This is property more commonly known as 5812A Morrow Road, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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/our hand this 18th day of June, 2026.

Matthew David Donze

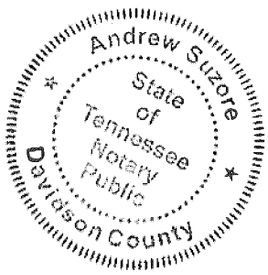
Mary Donze

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2026, before me personally appeared Matthew David Donze and Mary Donze, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2026.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Alli Pinkston, 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 **June 18, 2026**.

Date

Alli P

Affiant Signature

6/18/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

