Karen Johnson Davidson County
Batch# 1442981 DEEDWARR
07/07/2026 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20260707-0061159

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

CRT File No. 260654679

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2026.

Notary Public
My Commission Expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Coleman Whitsitt 1017 Halcyon Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 01 0 221.00

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, **Morgan Anderson Harris, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Coleman Whitsitt,** UNMARRIED MAN, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated as Lot No. 36 on the Plan of L.G. NOEL'S IDLEWILD SUBDIVISION, recorded in Plat Book 161, Page 120, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description.

Being the same property conveyed to Morgan Anderson Harris, unmarried, by Quitclaim Deed from Morgan Anderson Harris, Trustee of the Morgan A. Harris Living Trust, dated October 26, 2017, of record in Instrument No. 20240531-0040525, in the Register's Office of Davidson County, Tennessee, dated May 29, 2024 and recorded on May 31, 2024.

Being the same property conveyed to Morgan Anderson Harris, Trustee of the Morgan A. Harris Living Trust, dated October 26, 2017, by Warranty Deed from Mary Elizabeth Hulsey, unmarried, of record in Instrument No. 20220407-0040408, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022 and recorded on April 07, 2022.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of L.G. NOEL'S IDLEWILD SUBDIVISION, as recorded in Plat Book 161, Page(s) 120.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 716, Page 763.

This is improved property located at 1017 Halcyon Avenue Nashville TN 37204

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 1st day of July, 2026.

Morgan Anderson Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morgan Anderson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/1/26. (date of document).

Affiant Signature

7/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

