Karen Johnson Davidson County
Batch# 1443338 DEEDWARR
07/08/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260708-0061680

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me this 7th day of July, 2026.

Notary Public
My Commission Expires: 11/17/28

File No.: 2026-1390

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zane M. Gray		
5313 Hunters Ridge Nashville, TN 37211		161-10-0A-126.00-CO

WARRANTY DEED

For and in 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, we

Wendy Morrison, an unmarried woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Zane M. Gray, a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 97, Villages of Brentwood, Phase Two, as shown on Plat of record in Plat Book 6250, Page 169, corrected in Book 8484, Page 140, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wendy Morrison, unmarried by Warranty Deed from Issac Fowler Eberhart, unmarried of record in Instrument No. 20170622-0062874 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 22, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 5313 Hunters Ridge, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 7th day of July, 2026.

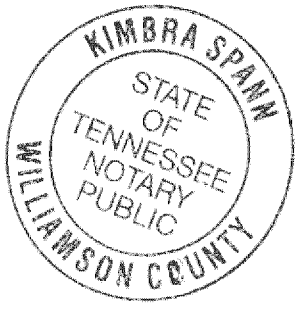
Wendy Morrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of July, 2026, before me personally appeared Wendy Morrison, 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 7th day of July, 2026.

Notary Signature
My commission expires: 1/17/2027



I, Cindy M. Blevins, 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 7th day of July, 2026.

Cindy M. Blevins

Date: 7th day of July, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of July, 2026.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29