Karen Johnson Davidson County
Batch# 1443795 DEEDWARR
07/10/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260710-0062280

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $470,000.00 Affiant Subscribed and sworn to before me, this 9th day of July, 2026. Notary Public My commission expires: 01/30/2029 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
David Moured	**Navy Federal Credit Union,**	**09709000100**
632 Larchwood Dr	**P.O. Box 3326**	
Nashville, TN 37211	**Merrifield, VA 22119**	

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 ACKNOWLEDGE, WE,

Margaret Rachel Morrison, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Moured, an unmarried man

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 in Davidson County, Tennessee, being Lot No. 24, Plan of Hickory Bend, Section 7, of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Margaret Rachel Morrison, an unmarried woman, by General Warranty Deed from Joseph Ajao and Damina Bellot, husband and wife, dated November 19, 2021, of record in Instrument No. 20211214-0165279, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 632 Larchwood Dr, Nashville, TN 37211.

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 in 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.

Margaret Rachel Morrison Date: 7/1/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Margaret Rachel Morrison, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Certificate of Authenticity

I, Danielle Watson, 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

Affiant Signature

7/1/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2026.

Notary's Signature

My Commission Expires:

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029