WARRANTY DEED

Karen Johnson Davidson County
Batch# 1445532 DEEDWARR
07/13/2026 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20260713-0062983

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of July, 2026.

Notary Public

My Commission Expires: 8/24/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Mark Douglas Morris and Kelley Michelle Morris, Co-Trustees of the Morris Community Property Trust dated October 14, 2025	NEW OWNER	012000028.00 & 012000029.00
7940 & 7942 Old Springfield Pike		
Goodlettsville, TN 37072	,	

For and 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, I/we, Linda Raska, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Douglas Morris and Kelley Michelle Morris, Co-Trustees of the Morris Community Property Trust dated October 14, 2025, 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:

In the 10th formerly the 20th Civil District of said County, about 2-1/2 miles North of the Village of Goodlettsville, known as the Henry and Jane Patton Home Place, and described according to a survey made October 19th, 1933, by R. W. Webber, Surveyor, as follows:

Beginning at a fence post on the northeasterly side of Nashville and Springfield Turn Pike Road, Marshall Draper's southwesterly corner; thence north 57 1/2 degrees east, with his southeastern boundary line, 14.36 poles, more or less, to a brace post in the New Baker Hill right-of-way fence of the Henderson Division of the Louisville & Nashville Railroad; thence South 8 degrees east, with said fence, 9.56 poles, more or less, to a corner post in said fence, about 3 feet from a large beech; thence south 67 degrees west, with another fence, 9.68 poles, more or less, to the Nashville & Springfield Turnpike Road, and thence North 33 1/2 degrees west, with the northeasterly side of the road, 7 poles, more or less, to the beginning, containing .58 of an acre, more or less.

Being the same property conveyed to James O. Fuqua and wife, Frances Bentle Fuqua by deed from E. E. Alley and wife, Clinnie Alley in Book 2993, Page 225, Register's Office, Davidson County, Tennessee. James O. Fuqua predeceased Frances Bentle Fuqua. Frances Bentle Fuqua conveyed her interest to James O. Fuqua, while retaining a life estate, by quitclaim deed in Book 8719, Page 258, said Register's Office. The said Frances Bentle Fuqua is now deceased on July 23, 1993. James O. Fuqua, Jr. conveyed his interest to James O. Fuqua,

Jr. (1/3 share), Linda J. Fuqua (1/3 share), and Thomas L. Fuqua (1/3 share) by quitclaim deed in Book 11088, Page 243, said Register's Office. Thomas L. Fuqua died intestate on August 6, 1999 see Affidavit of Heirship in Instrument Number 202503196-0019613, said Register's Office. James O. Fuqua, Jr., died, intestate on May 31, 2024 see Affidavit of Heirship in Instrument Number 20250320-0020864, said Register's Office and see Case No. 24P1324 in the office of Circuit Court, Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

This is unimproved X improved property, known as 7940 & 7942 Old Springfield Pike, Goodlettsville, TN 37072

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 hand this 10th day of July, 2026.

Linda Raska

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 10th day of July, 2026, before me personally appeared Linda Raska, 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 10th day of July, 2026.

Notary Signature
My commission expires:
4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Pam Atchley, 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 7·10·26.

Date

Affiant Signature

7-10-26

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 10th day of July, 20 26

Notary's Signature

My Commission Expires: 1·26·28

Date

Notary's Seal (if on paper)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER