WARRANTY DEED

Karen Johnson Davidson County
Batch# 1447412 DEEDWARR
07/15/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20260715-0064068

File No. BC-26-428

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Farricielli	New Owner	
(NAME)	(NAME)	
4B Belle Forrest Avenue		03800008100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **WILLS NAPIER MORGAN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREG FARRICIELLI, A MARRIED MAN**, 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:

The following tracts of land, being a portion of the Albert G. Carney Property described as follows, to wit:

TRACT 3 - MAP 38-081

Being a tract or parcel of land located in the Fourteenth Civil District of Davidson County, Tennessee, said tract being a part of Tract No. 2 of the property conveyed to Albert G. Carney and wife, Deloro N. Carney by deed of record in Book 2151, Page 38, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Old Hickory Boulevard said point being the southeasterly corner of Tract 2 of the above described property, and being the southwesterly corner of the herein described described tract, THENCE, leaving said right-of-way line with the easterly line of Tract 2 N 10 deg. 13' 42" W, 1072.23 feet to an iron rod, THENCE, leaving said easterly line with the southeasterly line of Sandra Wilson (Book 9827, Page 167) N 67 deg. 10' 27" E, 100.00 feet to an existing iron pin, THENCE, leaving said southeasterly line with the westerly line of Willis N. Morgan, III (Instrument 200007250073546) S 22 deg. 14' 45" E, 1051.54 feet to an existing iron pin located in the northerly right-of-way line of Old Hickory Boulevard, THENCE, with the northerly right-of-way line of Old Hickory Boulevard and a curve to the right 324.34 feet, said curve having a central angle of 16 deg. 33' 12", a radius of 1,122.77 feet, and a chord of S 68 deg. 04' 17" W, 323.25 feet to an iron rod and the point of beginning, described according to a survey made by Cantrell Kemp, LLC, Land Surveyors, RLS #1638, 103 West Harbor Ct., Hendersonville, TN 37075, dated June 1, 2002.

Being the same property conveyed to Wills Napier Morgan by Warranty Deed from De Loro N. Carney dated 2/28/2003 and recorded 3/4/2003 in Instrument No. 20030304-0028096, said Register's Office.

This is property more commonly known as 6131 Old Hickory Blvd, Whites Creek, TN 37189.

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 hand this 13th day of July, 2026.

Wills Napier Morgan

STATE OF COLORADO
COUNTY OF Summit

On this 13th day of July, 2026, before me personally appeared Wills Napier Morgan, 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 13th day of July, 2026.

Notary Signature
My commission expires: 9/25/2027

DEBORAH A NILSSON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19954015196
MY COMMISSION EXPIRES SEP 25, 2027

Certificate of Authenticity

I, Ryan Lux, 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 **July 13, 2026**.

Date

Affiant Signature

07/13/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029