Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 1,550,000.00 .**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2026.

Notary Public

COMMISSION EXPIRES: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1449666 DEEDWARR
07/21/2026 09:24:40 AM 2 pgs
Fees: $13.00 Taxes: $5,735.00
20260721-0065711

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha R. Fisher, Dennis J. Fisher, and Terry M. Fisher	New Owner	091-15-0-289
(NAME)	(NAME)	
302 50th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Morgan Group LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha R. Fisher, an unmarried woman, Dennis J. Fisher and Terry M. Fisher, husband and wife, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being a part of Block 35 of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, described as follows:

Beginning at a point 60 feet north of the southwest comer of the westerly 100 feet of the southerly 180 feet of said Block No. 35 and running thence northwardly with the easterly margin of 50th Avenue, North, 60 feet; thence at right angles, easterly 100 feet to a dead line; thence at right angles southwardly 60 feet to a point 60 feet north of the northerly margin of Nevada Avenue; thence at right angles westwardly 100 feet to the point of beginning.

Being the same property conveyed to Morgan Group, LLC by Warranty Deed from Robert L. McGowan, married, dated April 25, 2025 and filed for record on May 1, 2025 in Instrument No. 20250501-0033762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **302 50th Ave North** (House Number) (Street) | **Nashville, TN** (P.O. Address) (City or Town) (State) | **37209** (Postal Zip)

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, successors 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, successors 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 our hands this 15th day of July, 2026.

Morgan Group LLC, a Tennessee Limited Liability Company

By: _____
Randall C. Morgan, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Randall C. Morgan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Sole Member of Morgan Group, LLC**, (the "Company") the within named bargainor, a limited liability company, and that as such Sole Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as the Sole Member

WITNESS my hand and seal this 15th day of July, 2026.

_____
Notary Public

Commission Expires: _____

