This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO
ADDRESS NEW OWNER:
Jimmy Roy Mitchell
572 General Kershaw Drive
Nashville, TN 37138

Karen Johnson Davidson County
Batch# 1452546 DEEDWARR
07/29/2026 01:44:30 PM 10 pgs
Fees: $53.00 Taxes: $966.63
20260729-0069858
:

MAP 075 1400 2500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donathan Murray, Executor of the Richard Lee Morgan Estate** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jimmy Roy Mitchell**, a married man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said County.

Said Lot No. 95 fronts 75 feet on the west side of Luree Lane and extends back 224.5 feet on the south line and 235.35 feet on the north line to a dead line in the rear on which it measures 100 feet.

Being the same property inherited by Richard Lee Morgan from Connie Worrell Morgan as referenced in the Affidavit of Inheritance of record in Instrument No. 20230420-0029215, Register's Office for Davidson County, Tennessee. Richard Lee Morgan, unmarried, died testate on February 12, 2026, (his Certificate of Death attached as Exhibit A) , his estate having been probated in the Seventh Circuit for Davidson County, Tennessee (Probate Division) Docket No. 26P-334. An Agreed Order was approved by the court approving and confirming sale of real property, vesting and empowered Executor, Donathan Murray, full and complete authority to execute any and all documentation to effectuate the sale and is attached as Exhibit B. TennCare release is recorded herewith as Exhibit C.

This is improved property known as 8209 Luree Lane, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. Subject to the following matters:

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 3300, page 70-71, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Subject to Restrictions of record in Book 3403, page 556, in the Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon,

is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of July, 2026.

Donathan Murray, Executor of the Richard Lee Morgan Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Donathan Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Executor of the Richard Lee Morgan Estate, with full and complete authority to execute the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of July, 2026.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $261,250.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2026 009011

1. Decedent's Legal Name: RICHARD LEE MORGAN			2. Sex: MALE	3. Date of Death: 02/12/2026
4. Time of Death (Approx.): 20:40	5a. Age: 72	6. Date of Birth: 09/[illegible]/1953	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 8209 LUREE LN		8c. City or Town: HERMITAGE		8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to last marriage)	11a. Decedent's Usual Occupation: SECURITY GUARD		11b. Kind of Business/Industry: TN SCHOOL FOR THE BLIND
12. Social Security Number: [illegible]-7001	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: HERMITAGE
13d. Street and Number: 8209 LUREE LN		13e. Inside City Limits?: YES	13f. Zip Code: 37076	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: SOME COLLEGE CREDIT, BUT NO DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO		17. Decedent's Race: WHITE	
18. Father's Name: UNKNOWN			19. Mother's Name Prior to First Marriage: GLORIA LOUISE WRAY	
20a. Informant's Name: DONATHAN M MURRAY	20b. Relationship to Decedent: SON IN LAW	20c. Mailing Address: 316 DORCHESTER DR, CHRISTIANA, TN 37037		
21a. Method of Disposition: CREMATION	21b. Place of Disposition: MIDDLE TENNESSEE CREMATION CENTER		21c. Location: MOUNT JULIET, TN	
22a. Signature of Funeral Director: ▶ /e/ JOHN DAVID DIAL	22b. License Number: 5144	22c. Signature of Embalmer: ▶	22d. License Number	
23a. Name and Address of Funeral Home: BOND MEMORIAL CHAPEL, 1098 WESTON DR, MOUNT JULIET, TN 37122			23b. License Number: 1041	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 02/17/2026		

26. Certifier
26a. ☐ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☒ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ EMILY DENNISON (DAVIDSON CO)	53219	02/16/2026

27d. Name and Address: EMILY DENNISON (DAVIDSON CO) 850 R.S. GASS BLVD, NASHVILLE, TN 37216

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death):	a. PENDING	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
PENDING INVESTIGATION		N/A

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1059E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Edward G. Bishop III
State Registrar

John R. Dunn, DVM, PhD, EMBA-SL
Commissioner

Date Issued: Feb-17-2026

017608925

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202607290069858

THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN RE:
RICHARD LEE MORGAN,
Deceased,

EXHIBIT B
Docket No. 26P-334

DONATHAN MURRAY,
Executor.

AGREED ORDER APPROVING NONJUDICIAL SETTLEMENT AGREEMENT, AUCTION LISTING CONTRACT, CONTRACT FOR SALE, AND CONFIRMING SALE OF REAL PROPERTY

As evidenced by the signatures of the Executor and all Residuary Beneficiaries below, the parties hereby agree as follows:

1. The Nonjudicial Settlement Agreement ("NJSA") dated March 25, 2026 (a) does not violate a material purpose or intention of the testator and (b) includes terms and conditions that could be properly approved by the court under T.C.A. § 30-2-615 or other applicable law and is hereby APPROVED;

2. The following real property, owned by the decedent, Richard Lee Morgan, at the time of his death shall be administered as part of the estate and subject to the control of the Executor consistent with T.C.A. § 30-2-615(c)(8), consistent with the terms of the NJSA:

> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said County.
>
> Said Lot No. 95 fronts 75 feet on the west side of Luree Lane and extends back 224.5 feet on the south line and 235.35 feet on the north line to a dead line in the rear on which it measures 100 feet.
>
> Being the same property inherited by Connie Worrell Morgan from Mamie York Worrell (also known as Mamie Elizabeth York Worrell) as referenced in the Affidavit of Inheritance of record as Instrument No. 20080923-0096658. Connie Worrell Morgan having died on December 7, 2022, title vested in Richard Lee Morgan, her sole heir at law.
>
> This is improved property commonly known as:
> **8209 Luree Lane**
> **Hermitage, TN 37076**

3. The Auction Listing Agreement with Comas Montgomery Realty & Auction Co., Inc. filed in this matter is APPROVED;

4. The Contract for Sale of Real Estate dated June 27, 2026 for $261,250.00 (inclusive of the Buyer's premium) is hereby APPROVED;

5. The Executor, Donathan Murray, is vested and empowered with full and complete authority to execute any and all documentation to effectuate the sale approved herein and the conveyance of the same consistent with the terms of the Contracts approved herein.

6. At closing, customary fees/costs of closing (including but not limited to closing fees, document preparation fees, wire fees, and title insurance premiums) are authorized to be paid.

7. The net proceeds of sale shall be held in escrow by Brokers Escrow Services, Inc. until expiration of the creditor's period, at which time the proceeds shall be tendered to the Estate for proper administration and distribution therefrom.

[Signature page of Judge or Special Master to follow]

APPROVED FOR ENTRY,

/s/Toni W. Rutgerson
TONI WAYNICK RUTGERSON, #032469
Attorney for Executor for the
Estate of Richard Lee Morgan
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(O) (615) 885-5707
(f) (615) 691-7308
toni@rutgersonlaw.com

APRIL HEATHER MURRAY

HANNAH KAY MORGAN GRY

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served via email to the addresses indicated below pursuant to T.R.C.P. 5.02, this the 30th day of June, 2026.

Hannah Kay Morgan Fry
1914 Grass Creek Ct.
Murfreesboro, TN 37217
notsosuperhan@gmail.com

April Heather Murray
316 Dorchester Dr.
Christiana, TN 37037
Heather427@live.com

Donathan Murray
316 Dorchester Dr.
Christiana, TN 37037
donathan.murray@mtsu.edu

/s/ Toni W. Rutgerson
Toni W. Rutgerson

Case Title: MURRAY V MORGAN
Case Number: 26P334
Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

March 19, 2026

EXHIBIT C

Toni W. Rutgerson
PO Box 17116
Nashville, TN 37217

RE: Morgan, Richard Lee Date of Death: 2/12/2026 SSN: xxx-xx-7001
Our File Number: 182830

Toni W. Rutgerson:

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit

Under 2024

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7/28/26 .

Affiant Signature 7/28/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

