STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, is **$315,000.00** (Three Hundred Fifteen Thousand).

Donna VanLoneer
AFFIANT

Subscribed to and sworn before me this 17th day of August, 2026.

Morgan Calhoun
NOTARY PUBLIC MY COMMISSION EXPIRES: 7/22/30 (NOTARY SEAL)

MORGAN CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1464219 DEEDWARR
08/25/2026 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260825-0078704

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sergio Benavides 5758 Stone Brook Drive Brentwood, TN 37027	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	160-14-0D-030.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **HAYDEN MORGAN AND WIFE, MURPHY MORGAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SERGIO BENAVIDES, UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A Certain tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, To-Wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5758 of the Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Brentwood Trace, Section Two, Condominiums, of record in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5818, Page 925, and as amended in Book 5868, Page 70, said Register's Office, as set forth in said Master Deed. Reference is hereby made to the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, Pages 376 and 377, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Hayden Morgan, unmarried by Warranty Deed from David Skorupski, unmarried of record in Instrument No. 20221107-0119444 Register's Office for Davidson County, Tennessee, dated November 4, 2022 and recorded on November 7, 2022.

Murphy Morgan, spouse of Hayden Morgan, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5758 STONE BROOK DRIVE** **BRENTWOOD, TN 37027**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2026077802

WITNESS, this 17th day of August, 2026

Hayden Morgan

Murphy Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of August, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hayden Morgan and Murphy Morgan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of August, 2026.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07.03.2028
DAVIDSON COUNTY

LTSR Number:

GTE File: 2026077802

202608250078704

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on August 17, 2026

Affiant
DATE: 08/17/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 17th day of August, 2026

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY