Karen Johnson Davidson County
Batch# 1466899 DEEDWARR
09/02/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260902-0081110

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2026 Notary Public
File No. CR-26-3520	MY COMMISSION EXPIRES: (AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Michael Morgan and Elizabeth Brooke Morgan	New Owner	
(NAME)	(NAME)	
201 Roscoe Street		026-05-0-051.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **Wanda Gail Morgan, a married woman and Michael Earl Simmons, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Michael Morgan and Elizabeth Brooke Morgan, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 and the west 25 feet of Lot No. 2, in Block "B" on the Plan of Roscoe Place Subdivision at Goodlettsville of record in Plat Book 843, Page 72, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and the west 25 feet of Lot No. 2 front together 75 feet on the south side of Roscoe Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to W. K. Mosley and wife, Naomi Mosley by Warranty Deed from B. D. Hardcastle and wife, Odell Hardcastle of record in Book 2535, Page 215, Register's Office for Davidson County, Tennessee, dated August 15, 1955 and recorded on April 16, 1956.

The said W. K. Mosley aka Walter K. Mosley died on or about August 05, 1964.

The said Naomi Mosley died intestate on or about September 10, 1982, survived by her only child Fred W. Mosley, according to Affidavit of Heirship of record in Book 8210, Page 142, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elvis Earl Simmons and wife, Wilma Jean Simmons by Quitclaim Deed from Fred W. Mosley and wife, Ruby Catherine Mosley of record in Book 8210, Page 144, Register's Office for Davidson County, Tennessee, dated October 03, 1990 and recorded on October 04, 1990.

Being the same property conveyed to Wanda Gail Morgan and Michael Earl Simmons by Quitclaim Deed from Elvis Earl Simmons and wife, Wilma Jean Simmons of record in Instrument No. 20111205-0094332, Register's Office for Davidson County, Tennessee, dated December 01, 2011 and recorded on

December 05, 2011, as corrected by Scrivener's Affidavit of record in Instrument No. 20120209-0011593, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 201 Roscoe Street, Goodlettsville, TN 37072.

Grantors warrants that she and he have never lived in the subject property as married persons and that the subject property is not subject to any marital rights therein.

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/our hand this 27th day of August, 2026.

Wanda Gail Morgan

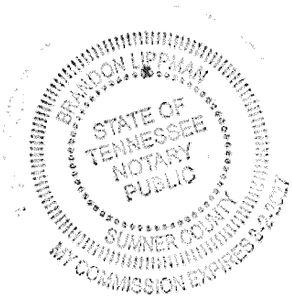
Michael Earl Simmons

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27th day of August, 2026, before me personally appeared Wanda Gail Morgan and Michael Earl Simmons, 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 27th day of August, 2026.

Notary Signature
My commission expires: 3.2.27



Certificate of Authenticity

I, Christen Rabe, 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 **August 27, 2026**.

Date

Christen Rabe

Affiant Signature

8/27/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027