Name and Address of New Owner:
James Morris
3831 Sentinel Dr.
Nashville, TN 37209

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Karen Johnson Davidson County
Batch# 1470638 DEEDWARR
09/09/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,681.54
20260909-0083720

Map & Parcel(s):
103 04 0 310.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stuart L. Sorenson and Sheri L. Sorenson, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **James Morris, an unmarried man,** hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 19, on the Second Revised Plan of Valley View Subdivision, Section 1, of record in Plat Book 2331, Page 113, as amended in Book 7774, Page 334, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stuart L. Sorenson and Sheri L. Sorenson, husband and wife, by Deed dated March 27, 2015 from Aaron Shapiro and Carissa C. Shapiro, tenants in common, recorded March 31, 2015, in Instrument Number 20150331-0027577, in the Official Records of Davidson County, Tennessee.

Subject property is investment property and is not the primary residence of the Grantors.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3831 Sentinel Drive, Nashville, TN 37209

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, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 2 day of Sept, 2026.

Stuart L. Sorenson

Sheri L. Sorenson

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF ~~RUTHERFORD~~ Beltrami

On this 2 day of Sept, 2026, before me personally appeared Stuart L. Sorenson and Sheri L. Sorenson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 2 day of Sept, 2026.

Notary Signature
My commission expires: 01-31-2029

Sonia L Youso
Notary Public
Minnesota
My Commission Expires January 31, 2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $454,471.00.

Affiant Signature

Subscribed and sworn to before me, this the 2 day of Sept, 2026.

Notary Public
My Commission Expires: 01-31-2029

Sonia L Youso
Notary Public
Minnesota
My Commission Expires January 31, 2029

Certificate of Authenticity

I, Holly A Mason, 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 9/4/26.

Holly A Mason
Affiant Signature

9/4/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 4 day of Sept, 2026.

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028