RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-1

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1478219 DEEDWARR
09/28/2026 10:58:28 AM 2 pgs
Fees: $13.00 Taxes: $1,209.90
20260928-0089494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Vega-Luna and Karen Vega-Luna	New Owner	
(NAME) 236 Hillsboro Pl	(NAME)	117-03-0D-236.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **TEDDY J. MORRISON AND REGAN M. MORRISON HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT VEGA-LUNA AND KAREN VEGA-LUNA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, and being Unit No. 236 on the Plan of Hillsboro Station Condominiums, Hillsboro Place, of record in Plat Book 6250, Page(s) 751 through 753, inclusive and as described in the Master Deed of record in 6740, Page 37, both of record in the Register's Office for said County and both to which reference is hereby made and the same incorporated herein for a complete description of said Unitt.

Being the same property conveyed to Teddy J. Morrison and wife, Regan M. Morrison by Warranty Deed from Austin Neel, unmarried of record in Instrument No. 20170614-0059588 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 14, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 236 Hillsboro Pl, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (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 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 hand this 22 day of September, 2026

TEDDY J. MORRISON

REGAN M. MORRISON

STATE OF Ohio
COUNTY OF Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teddy J. Morrison and Regan M. Morrison, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of September, 2026.

Commission expires: May 4, 2030

PAIGE ANN JOHNSON
Notary Public
State of Ohio
My Comm. Expires
May 4, 2030

Notary Public