Karen Johnson Davidson County
Batch# 1480214 DEEDWARRSP
10/02/2026 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20261002-0090843

Name and Address of New Owner:
East Edgewood Partners
1307 Edgewood Place
Nashville, TN 37206

Send Tax Bills To:
New Owner
109 Hazel Path, Suite 3
Hendersonville, TN 37075

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 083-05-0-259

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Liberty Land Solutions LLC, a Florida Limited Liability Company, Tyler Roskam, and Branna Allen,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen Morgan, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:
A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows:

Being Lot no. 45 on the Plan of Edgewood, of record in Plat Book 332, page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Liberty Land Solutions, LLC by Warranty Deed dated December 3, 2025 from Troy L. Burr, recorded December 8, 2025 in the Register's Office.

Being the same property conveyed to Liberty Land Solutions, LLC by Warranty Deed dated December 3, 2025 from Thomas Burr, recorded December 8, 2025 in Instrument No. 20251208-0097676 in the Register's Office.

Being the same property conveyed to Liberty Land Solutions, LLC by Warranty Deed dated December 3, 2025 from Cory Roskam, recorded December 8, 2025 in Instrument No. 20251208-0097674 in the Register's Office.

Being the same property conveyed to Liberty Land Solutions, LLC by Warranty Deed dated November 4, 2025 from Wanda Dickens, recorded November 12, 2025 in Instrument No. 20251112-0090082 in the Register's Office.

Being the same property conveyed to Liberty Land Solutions, LLC by Warranty Deed dated November 4, 2025 from Richard E. Edgin, recorded November 12, 2025 in Instrument No. 20251112-0090081 in the Register's Office.

Being the same property conveyed to Liberty Land Solutions, LLC by Quitclaim Deed dated October 20, 2025 from Cynthia Abraham, recorded October 28, 2025 in Instrument No. 20251028-0085649 in the Register's Office.

Being the same property conveyed to Liberty Land Solutions, LLC by Quitclaim Deed dated August 14, 2025 from Jeffrey Edgin, recorded August 26, 2025 in Instrument No. 20250826-0068025 in the Register's Office.

Being the same property conveyed to Richard L. Edgin and Barbara J. Edgin by Warranty Deed dated December 20, 1977 from Marion E. Peden and Vickie R. Peden, recorded January 5, 1978 in Book 5382 Page 231 in the Register's Office.

Richard L. Edgin has since passed intestate and without a will, on November 27, 2004. Barabra J. Edgin predeceased Richard L. Edgin on June 12, 1991, vesting all of his interest Nancy Burr, Wilma Luna, Richard Edgin Jr, Cynthia Abraham and Jeffrey Edgin, heirs at law, according to the Affidavit of Heirships of record in Instrument Nos. 20251208-0097677, 20251208-0097675, 20251208-0097673, 20251112-0090080, 20251112-0090079 and 20251028-0085648 in the Register's Office.

Reference is hereby made to Case No. 26-0063-IV in the Chancery Court for the State of Tennessee Twentieth Judicial District, Davidson County, Tennessee at Nashville. Order Approving Conract for Sale of Real Property entered July 31, 2026 and Order Confirming Master's Report entered June 18, 2026, specifically in part giving Blake Jones, Sole Member and Manager of Liberty Land Solutions, LLC authorization to execute all listing and closing documentation for the Grantors.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Speical Warranty Deed to be executed on the 30th day of September, 2026.

Liberty Land Solutions LLC

By: Blake Jones (SEAL)
Blake Jones, Sole Member and Manager

Blake Jones (SEAL)
Tyler Roskam, by Blake Jones by Court Authorization, Case No. 26-0063-IV in the Chancery Court for Davidson County, Tennessee, at Nashville

B. Allen (SEAL)
Branna Allen

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Blake Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member and Manager of Liberty Land Solutions LLC, the within named bargainor, and he as such Sole Member and Manager being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Liberty Land Solutions LLC, by himself as Sole Member and Manager.

Witness my hand, this 30th day of September, 2026.

Debbie E Scarna
Notary Signature
My commission expires: 02/21/2027

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Blake Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Court Authorized Signer pursuant to Case No. 26-0063-IV in the Chancery Court for Davidson County, Tennessee at Nashville for Tyler Roskam the within named bargainor, and he as such Court Authorized Signer, being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Tyler Roskam by himself as authorized by the Court.
Witness my hand, this 30th day of September 2026.

Debbie E Scarna
Notary Signature
My commission expires: 02/21/2027

STATE OF Tennessee
COUNTY OF Hamilton

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Branna Allen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the within named, and that they did execute the foregoing instrument for the purposes therein contained.
Witness my hand, this 30th day of September 2026.
Notarized online using audio-video communication technology

Debbie Escarra
Notary Signature
My commission expires:

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE
Debbie Escarra
Tennessee Notary Public
Online Notary Public
Hamilton County
Commission Expires: 02/21/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409 and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blake Jones
(Affiant)

Sworn to and subscribed before me this 30th day of September, 2026.
Notarized online using audio-video communication technology

Debbie Escarra
Notary Public
My commission expires: 02/21/2027
File No. 2026-9201-RS

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE
Debbie Escarra
Tennessee Notary Public
Online Notary Public
Hamilton County
Commission Expires: 02/21/2027

Tennessee Certification of Electronic Document

I, Regina Sills, 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 09/30/2026 (date of document).

Affiant Signature

09/30/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 30th day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030