Karen Johnson Davidson County
Batch# 1482375 DEEDWARR
10/08/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20261008-0092407

WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$421,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2026. Notary Public MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

File #26-JJ-0944-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Morgan Ashley Colley (NAME)	**Highlands Residential Mortgage, Ltd.** (NAME)	
944 Mcferrin Avenue (ADDRESS)	**101 Westpark Drive, Suite 110** (ADDRESS)	**082 04 0 323.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Brentwood, TN 37027** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL JAMES WALTERS, AN UNMARRIED MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

MORGAN ASHLEY COLLEY, AN UNMARRIED PERSON,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 50 feet of the Northerly 100 feet of Lot Nos. 1, 2 and 3, Block "B" on the Map of NASHVILLE TRUST COMPANY'S SUBDIVISION OF THE A.W. SHRYER'S PROPERTY, as of record in Plat Book 843, Page 25, Register's Office for said County.

Said parts of said lots front 50 feet on the Westerly side of McFerrin Avenue and run back between parallel lines 158 feet to the East line of Lot No. 4 of said block.

Being the same property conveyed to Michael James Walters, an unmarried man, by Warranty Deed from Jessica Harris, an unmarried woman, of record in Instrument No. 20151208-0123637, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015 and recorded on December 08, 2015.

Being the same property conveyed to Michael James Walters, by Quitclaim Deed from Amanda Nellie Jane Wright, of record in Instrument No. 20171220-0129747, in the Register's Office of Davidson County, Tennessee, dated November 21, 2017 and recorded on December 20, 2017.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Plat of record at Plat Book 843, Page 25, of record in the Register's Office for Davidson County, Tennessee
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **944 McFerrin Avenue, Nashville, TN 37206**.

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. 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(s) this the **1st** day of **October, 2026**.

Michael James Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2026, before me personally appeared Michael James Walters, 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 1st day of October, 2026.

Notary Signature
My commission expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

True Copy Certification

I, **Jodi Jackson,** 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 this the 1 day of October, 2026.

Affiant Signature
Date 10/1/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

