Karen Johnson Davidson County
Batch# 1485350 DEEDWARR
10/16/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,848.63
20261016-0095218

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Suite 100
Mt. Juliet, TN 37122
VOL-26-4056

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of October, 2026

Notary Public

Commission Expires: 2/27/2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian J. Morris and Misty L. Morris 1428-C Riverside Drive Nashville, TN 37206	same	072-15-4B-003.00-CO

WARRANTY DEED

FOR AND IN 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,

Thomas B. Kettler and Julie Kettler, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian J. Morris and Misty L. Morris, 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:

Land in Davidson County, Tennessee, being Unit C, as established by the Declaration of Covenants, Conditions and Restrictions for 1428 Riverside Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170616-0060746, amended in Instrument No. 20180810-0078897, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas B. Kettler and Julie Kettler, husband and wife by Warranty Deed from Daniel Blake Sifuentes 50% percent interest, Craig Morgan Dowling, 25% percent interest and Steven Marc Brakman 25% percent interest of record in Instrument No. 20190320-0025267 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 20, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 1428 Riverside Drive, C, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 16th day of October, 2026.

Thomas B Kettler

Thomas B. Kettler

Julie Kettler

Julie Kettler

STATE OF Texas

COUNTY OF Montgomery

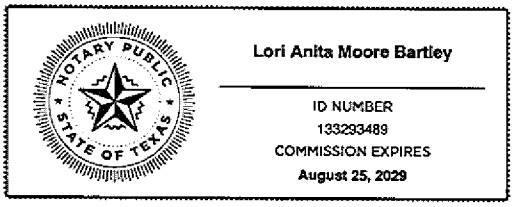
On this 16th day of October, 2026, before me, Lori Anita Moore Bartley, a notary public duly commissioned and qualified in the State of Texas personally appeared Thomas B. Kettler and Julie Kettler who, being identified to me through a secure electronic verification process, acknowledged that they executed the foregoing document voluntarily and freely, as their own act and deed, this notarization occurring via a live audio-visual communication session.

Witness my hand, at office, this 16th day of October, 2026.

Lori Anita Moore Bartley

Notary Signature Lori Anita Moore Bartley

My commission expires: 08/25/2029



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Ashley Ruby, 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 10/16/2026 (date of document).

Affiant Signature

Date: 10/16/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of October, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY