Karen Johnson Davidson County
Batch# 318831 DEEDWARR
11/25/2019 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $685.24
20191125-0121325

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2689

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,200.00

Kaylan Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of November, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 2118 Riverside Dr. Trust PO Box 160071 Nashville, TN 37216	NEW OWNER	072-11-0-131.00

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,

Malcolm N. Morphis and Garland Wayne Morphis

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

Josh Terry, Trustee of The 2118 Riverside Dr. Trust

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 Lot No. 141 on the Plan of Subdivision of Waters Place of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 141 fronts 50 feet on the west side of Riverside Drive and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Garland J. Morphis and wife, Elizabeth Morphis by Warranty deed from Elic Hardy Kirkpatrick and wife, Parlee Kirkpatrick of record in Book 4010, page 849, Register's Office for Davidson County, Tennessee, dated April 20, 1966 and recorded on April 27, 1966. The said Malcolm J. Morphis died on or about February 20, 1993, leaving Elizabeth Morphis as tenant by the entirety. The said Elizabeth Morphis aka Elizabeth S. Morphis died intestate December 3, 2010, leaving her children Garland Wayne Morphis and Malcolm N. Morphis and Patricia A. Richardson and Tommy G. Morphis as her heirs at law who inherited 1/4 undivided interest each. See Probate Estate of record in Case No. 11P-749, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Also see Affidavit of Inheritance of record in Instrument Number 20111215-0097505, in said Register's Office. Patricia A. Richardson conveyed her 1/4 interest to Malcolm M. Morphis by Quitclaim Deed of record in instrument Number 20111215-0097506. Tommy G. Morphis conveyed his 1/4 interest to Malcolm M. Morphis by Quitclaim Deed of record in Instrument Number 20111215-0097507, in said Register's Office, leaving Garland Wayne Morphis with a 1/4 undivided interest and Malcolm N. Morphis aka Malcolm N. Morphis with a 3/4 undivided interest.

Being also known as 2118 Riverside Drive Nashville, Tennessee 37216.

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: 2118 Riverside Drive, Nashville, TN 37216

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 uses, 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 21st day of November, 2019.

Malcolm N. Morphis

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Malcolm N. Morphis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2019.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5.23.23

Garland Wayne Morphis

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Garland Wayne Morphis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2019.

Notary Public
My Commission Expires:

(Notary Seal)

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

The fore g legal description is the same as contained in the resource of title shown above.

This is impr d property known as: 2118 Riverside Drive, Nashville, TN 37216

TO HAVE AN O HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto nging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good ht to convey it and the same is unencumbered, unless otherwise herein set out; and we do furthe venant and bind ourselves, our heirs and representatives, to warrant and forever defend the title e said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all perso whomsoever. Wherever uses, the singular number shall include the plural, the plural the singula nd the use of any gender shall be applicable to all genders.

Dated this the 21st day of Nove r, 2019.

Malcolm N. Morphis

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, Notary Public in and for said County and State, **Malcolm N. Morphis** with whom I am personal cquainted (or proved to me on the basis of satisfactory evideuce) and who acknowledged that y executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of N mber, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

Garland Wayne Morphis

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Garland Wayne Morphis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2019.

Traci Pulley
Notary Public
My Commission Expires: 3/28/23

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(Notary Seal)

True Copy Certification

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Rebecca D. Pierce, a notary public for this county and state, Jennifer L. Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020