Rec & Return to

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7367

Karen Johnson Davidson County
Batch# 416323 DEEDWARR
06/16/2020 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20200616-0062303

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2020.

Notary Public
My Commission Expires: 3-1-2023
3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces, LLC 401 Fesslers Lane Nashville, TN 37210	New Owner	071-12-0-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sondra F. Morris as the Executor of The Estate of Robert N. Moore, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Southern Spaces, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/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 the westerly 62-1/2 feet of Lot No. 32, on the plan of Walnut Grove Subdivision of Lot No. 5 of Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 fronts 62-1/2 feet on the southerly side of Cherokee Avenue and runs back 314.1 feet on the westerly line and 318 feet, more or less, on the easterly side to the south line of said Subdivision, and measuring 62-1/2 feet thereon.

Being the same property conveyed to Robert N. Moore, Jr. by Substitute Trustee's Deed from James A. Crislip, Substitute Trustee, dated September 26, 1997, recorded October 3, 1997, of record in Book 10634, page 650, Register's Office for Davidson County, Tennessee, The said Robert N. Moore, Jr., having since died testate on February 28, 2017, his estate being probated under Docket No. PR-9060, in the Probate Court for Williamson County, Tennessee. By his Last Will and Testament filed in Will Book 98, page 64, in said Probate Court, he appointed Sondra F. Morris as the Executor of his estate and devised his Residuary Estate to the said Sondra F. Morris.

This is unimproved property located at: **834 Cherokee Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2020

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GRANTOR:

The Estate of Robert N Moore, Jr.

By: _____
Sondra F. Morris, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sondra F. Morris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executor of The Estate of Robert N Moore, Jr., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2020.

_____
Notary Public
My Commission expires: _____

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

