Name and Address of New Owner:
Jeff L. Flowers
3049 Trotters Lane
Franklin, TN 37067

Send Tax Bills To:
Jeff L. Flowers
3049 Trotters Lane
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 425563 DEEDWARR
06/24/2020 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20200624-0068391

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 083-14-0-018

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, **Winston L. Morelock and Wilma F. Morelock, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeff L. Flowers, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Richardson Place Subdivision of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Winston L. Morelock and wife, Wilma F. Morelock, by Warranty deed from Carol Lynn Emigh Hall et vir and Billy C. Hall, Jr of record in Book 5394, Page 946, Register's Office for Davidson County, Tennessee, dated February 09, 1979 and recorded on February 13, 1979. (Value or consideration shown in aforementioned deed $28,900.00.) Being also known as 1903 Holly Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of June, 2020.

Winston L. Morelock (SEAL)
Winston L. Morelock

Wilma F. Morelock (SEAL)
Wilma F. Morelock

STATE OF TENNESSEE
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 22nd day of June, 2020, by Winston L Morelock and Wilma F Morelock.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification: X
Type of Identification
Produced: TN DL

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

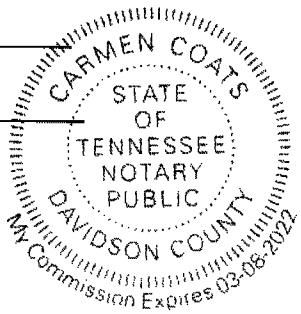
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of June, 2020.

Carmen Coats

Notary Public
My commission expires:
File No. 2020-442



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022