File 33535-8

Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728685

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2020.

Notary Public
My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 461340 **DEEDWARR**
08/21/2020 09:40:32 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200821-0094490

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Darden and Suzanne Cicero Darden 508 Russell Street Nashville TN 37206	Studio Bank 124 12th Avenue S, Suite 400 Nashville, TN 37203	Tax Parcel ID No. 082 15 0 200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren E. Emerson n/k/a Lauren E. Morris and William Dawson Morris, II., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Darden, unmarried and Suzanne Cicero Darden, married, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East 2 feet of Lot No. 17 and the West 36 feet of Lot No. 18 on the Plan of Felix K. Zollicoffer's Addition to Edgefield, now East Nashville of record in Deed Book 19, Page 162 (erroneously referred to as page 168), 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 parts of Lot Nos. 17 and 18 adjoin and front together 38 feet on the Southerly side of Russell Street and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Lauren E. Emerson, an Unmarried Woman and William Dawson II, an Unmarried Person, by Warranty Deed from Jason Jones and Tiffany Jones, Husband and Wife, of record in Instrument No. 20151027-0109409, in the Register's Office of Davidson County, Tennessee, dated October 22, 2015 and recorded on October 27, 2015. Scrivener's Affidavit of record in Instrument No. 20200812-0089837, said Register's Office, correcting Grantee's name.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Felix K. Zollicoffer's Addition to Edgefield, now East Nashville, as recorded in Plat Book 19, Page(s) 162.

This is improved property located at 508 Russell Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 ~~20th~~ 19th day of August, 2020.

Lauren E. Emerson n/k/a as Lauren E. Morris

William Dawson Morris, II.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren E. Emerson n/k/a Lauren E. Morris and William Dawson Morris, II. with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~20th~~ 19th day of August, 2020.

My Commission Expires
February 28, 2022

Notary Public

My Commission Expires: _____

KATHLEEN LUTTON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY