Name and Address of New Owner:
Cara Davis
6495 Lickton Pike
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 468451 DEEDWARR
09/02/2020 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20200902-0099842

Send Tax Bills To:
Cardinal Financial Company, Limited Parternship
3701 Arco Corporate Drive, Ste 200
Charlotte, NC 28273

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 012-00-0-026

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, **Mark Morris and Kelley Morris, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cara Davis, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and a portion of that property conveyed to Mark & Kelly Morris in Instrument No. 20190417-0035426. R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 08/18/20 as follows: Beginning at an existing iron pin marking the southwest corner of Mark & Kelly Morris in Quitclaim Deed in Book 11089, Page 134 R.O.D.C.T., said pin also being the most southeast corner to herein described tract; Thence leaving said Morris with Yvonne Leggett in Administrator's Affidavit, Instrument No. 20160302-0020069, S 72°46'31" W, 137.51' to an existing 1" iron pipe, said pipe being a corner with Robin Ott in Instrument No. 20030508-0061513; Thence with said Ott for the next five calls: S 72°51'54" W, 416.48' to an existing iron pin; Thence N 13°54'15" E, 166.88'; Thence N 02°06'53" W, 141.77'; Thence N 12°19'03" W, 149.38'; Thence N 11°14'51" E, 237.35' to a point in the southerly margin of Lickton Pike just east of a concrete drive; Thence now leaving said Ott with said margin for the next two calls: N 74°19'33" E, 230.71'; Thence with a curve to the right having a radius of 1104.36', cord bearing of N 77°40'07" E, 130.12' to an existing iron pin, said pin being a corner with tract 2 on the same survey; Thence now leaving said margin with a new line S 12°46'18" W, 359.45' to a set iron pin; Thence with a new line S 44°39'19" E, 253.25' to a set iron pin in the line of Mark & Kelly Morris in Quitclaim Deed in Book 11089, Page 134 R.O.D.C.T.; Thence with said Morris S 22°22'01" E, 84.77' to the point of beginning containing 5.654 acres.

The above described tract is subject to a 100' wide T.V.A. Easement.

This Property is subject to easements and restrictions of record, including an ingress, egress, and regress easement reaffirmed in this conveyance, granted by Thomas L. Cunningham and wife, Patricia Ann Cunningham, by instrument of record in Book 7216, Page 513, Register's Office for Davidson County, Tennessee. Grantor herein reserves the right to construct, improve, and maintain all essential and non-essential infrastructure along existing Easement Area as described above at its sole cost and expense, including, but not limited to, the paved driveway, landscaping, gates, and fences, and shall periodically inspect, maintain, repair, and reconstruct any improvements in the Easement Area to ensure safe, lawful, and reasonable use of the Easement Area for its intended purpose.

Being the same property conveyed to Paul M. Winters and wife, Connie J. Winters and Albert C. Winters, Jr. and wife, Mary M. Winters by warranty deed from Douglas A. Bendel and wife, Kristin E. Bendel of record in Book 8084, page 443, Register's Office for Davidson County, Tennessee, dated March 8, 1990 and recorded on April 9, 1990.

Being the same property conveyed to Paul M. Winters by quitclaim deed from Connie J. Winters of record in Book 8448, page 23, Register's Office for Davidson County, Tennessee, dated September 4, 1991 and recorded on September 23, 1991.

Being the same property conveyed to Albert C. Winters, Jr. and wife, Mary M. Winters by quitclaim deed from Paul M. Winters of record in Book 8770, page 543, Register's Office for Davidson County, Tennessee, dated October 28, 1992 and recorded on October 30, 1992, the said Albert C. Winters predeceased Mary M. Winters and the said Mary M. Winters A/K/A Mary-Marie Winters died on September 28, 2018. The Estate of Mary-Marie Winters was administered in Case No. PR982 in the Chancery Court of Macon County, Tennessee, under which The Last Will and Testament of Mary-Marie Winters was admitted to probate. Under Article II of The Last Will and Testament of Mary-Marie Winters, subject property was devised to Paul Martyn Winters.

Being the same property conveyed to Mark Morris and Kelley Morris, husband and wife, by Warranty Deed from Paul Martyn Winters, a married man, of record in Instrument No. 20190417-0035426, Register's Office for Davidson County, Tennessee, signed April 17, 2019 and recorded April 17, 2019.

Being also known as 6495 Lickton Pike, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 28th day of August, 2020.

_____(SEAL)
Mark Morris

_____(SEAL)
Kelley Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Morris and Mark Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2020.

Notary Public
My commission expires: 3/8/21

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 $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Becky Bucher
(Affiant)

Sworn to and subscribed before me this
28th day of August, 2020.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 2020-965

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202009020099842