WARRANTY DEED

Karen Johnson Davidson County
Batch# 482884 DEEDWARR
09/24/2020 01:49:21 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20200924-0110108

O-VRG-20-7401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
John J. Milone, II	**John J. Milone, II**	
(NAME) **5513 Merrick Road**	(NAME) **5513 Merrick Road**	**142-02-0-132.00**
(ADDRESS) **Massapequa, NY 11758**	(ADDRESS) **Massapequa, NY 11758**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEVERLY SUE MORRIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN J. MILONE, II, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 135 on the Plan of Cross Timbers, Section 3 of record in Plat Book 4175, Page 21, 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 Porter Harlan and wife, Josephine W. Harlan by Warranty Deed from C&S Builders, Inc., dated March 20, 1972, of record in Book 4585, Page 258, Register's Office for said County. Subsequently, Porter Harlan having died and title having vested in Josephine W. Harlan by operation of law. Then Josephine W. Chandler, previously known as Josephine W. Harlan, conveyed her interest to Thomas F. Morris, retaining a life estate for herself, by Quitclaim Deed of record in Instrument No. 20070719-0085913, Register's Office for said County. Josephine W. Chandler died on April 1, 2009, leaving Thomas F. Morris as sole owner by operation of law. Then Beverly S. Morris, spouse of Thomas F. Morris, having conveyed her interest to Thomas F. Morris, a married man, by Quitclaim Deed dated July 15, 2015, of recorded in Instrument No. 20150721-0071244, in the Register's of Deeds Office for Davidson County, Tennessee. Thomas Fulton Morris died testate, June 22, 2019 and devised said property to Beverly Sue Morris by Last Will and Testament of record in File No. 19P-1554, Probate Clerk's Office for Davidson County, Tennessee. Also see Affidavit of Heirship of record in Instrument No. 20200122-0008075, in said Register's Office.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 21, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4242, Page 758, as amended in Book 4318, Page 654, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7401 Harrow Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22nd DAY OF SEPTEMBER, 2020.

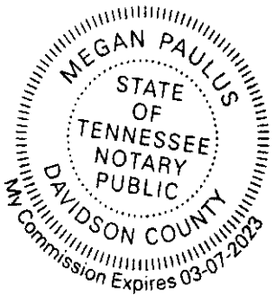
Beverly Sue Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY SUE MORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212