Send Tax Statements To:
New Owner

Name and Address of New Owner:
Kelley Morris
6509 ~~6005~~ Lickton Pike
Goodlettsville, TN 37072

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel Account Number: 017-00-0-090

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **TOMMY LEWIS AYERS AND WIFE, IMA SUE AYERS**, has this day bargained and sold and does hereby transfer and convey unto, **KELLEY MORRIS AND MARK MORRIS, WIFE AND HUSBAND,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Goodlettsville, and being described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, 10th District, as follows: A small tract of land situated on the south side of Walkers Creek Road, beginning at a point and running S 46 3/4° W 21 poles to corner in right of way line; thence S 23 1/2° E 20 poles to a stone near old apple tree; thence N 65° E 17.76 poles to a stone on bank of ditch; thence N 19 1/2° W 26.24 poles to the point of beginning, containing three acres, more or less, being a potion of J. W. Key's land and fronting on the south side of Walkers Creek Road.

Being the same property conveyed to Tommy Lewis Ayers and wife, Ima Sue Ayers, by deed from Tommy Lewis Ayers, dated October 12, 2006, appearing of record in Instrument Number 20061012-0126868, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters shown on said plat and survey of record of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KELLEY MORRIS AND MARK MORRIS, WIFE AND HUSBAND,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 491725 DEEDWARR
10/07/2020 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20201007-0116711

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of October, 2020.

Tommy Lewis Ayers

Tommy Lewis Ayers

Ima Sue Ayers

Ima Sue Ayers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Tommy Lewis Ayers and Ima Sue Ayers, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Goodlettsville, Tennessee, this the 2nd day of October, 2020.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/20/2021

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, 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 2nd day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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