Name and Address of New Owner:
Tyson Johnson

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 091073C00100CO

Karen Johnson Davidson County
Batch# 505164 DEEDWARR
10/30/2020 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20201030-0126790

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, **Stephen S. Morris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyson Johnson, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, Homes at 5311 Michigan Avenue, as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160127-0007736, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Stephen S. Morris to Stephen S. Morris, as recorded on the 6th day of January, 2016 in Instrument No. 20160106-0001318; Quitclaim Deed from Stephen S. Morris to Stephen S. Morris, as recorded on the 14th day of December, 2015 in Instrument No. 20151214-0125616; Quitclaim Deed from Stephen S. Morris to Stephen S. Morris, as recorded on the 14th day of December, 2015 in Instrument No. 20151214-0125615; part of Quitclaim Deed from Brenda C. Morris, unmarried to Stephen S. Morris, unmarried, as recorded on the 10th day of October, 2011 in Instrument No. 20111010-0078496; part of Quitclaim Deed from Brenda C. Morris, unmarried to Stephen S. Morris, unmarried as joint tenants with right of survivorship, as recorded on the 23rd day of September, 2011 in Instrument No. 20110923-0073862 and part of Warranty Deed from Francisco J. Valdez and wife, Ruth N. Valdez to Stephen S. Morris and wife, Brenda C. Morris, as tenants by the entirety, as recorded on the 29th day of October, 1998 in Deed Book 11175, Page 711, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5311 Michigan Avenue, Nashville, TN 37209

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 6th day of October, 2020.

_____(SEAL)
Stephen S. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2020, before me personally appeared Stephen S. Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2020.

_____
Notary Signature
My commission expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 $280,000.00, 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
6th day of October, 2020.

_____
Notary Public
My commission expires: 11.8.21
File No. 20-1361

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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