This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 520455 DEEDWARR
11/23/2020 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20201123-0137408

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $415,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of November 2020.

Notary Public

My Commission expires 9/16/23

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Katherine Ware
4820 Briarwood Drive,
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 14604008400

WARRANTY DEED

20NT03147

Effective the 17 Day of November 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Robert Morrison, III, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Katherine Ware, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Situated in the County of Davidson, and State of Tennessee:

Being Lot No. 566 on the Plan of Section Fourteen, Caldwell Hall of record in Plat Book 300, Page 77, 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 Robert Morrison, III, married, by Quitclaim Deed from Robert Morrison, III, joined by his spouse Katherine Morrison, and Robert Morrison, Jr., single, dated 04/24/2020 and recorded 05/28/2020 as Instrument No. 20200528-0054822, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 4820 Briarwood Dr, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17 day of November 2020

Robert Morrison III

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Robert Morrison III** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17 day of November 2020

Notary Public

My commission expires: 9/16/23

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

Katherine Morrison

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Katherine Morrison** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17 day of November 2020

Notary Public

My commission expires: 9/16/23

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

Katherine Morrison joins in this deed for purposes of conveying marital rights

202011230137408

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024