Karen Johnson Davidson County
Batch# 535902 DEEDWARR
12/16/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201216-0148698

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$320,000.00** (Three Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 11th day of December, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hayden Randolph Goodheart & Greg Thomas Goodheart 5403 A Michigan Avenue Nashville, TN 37209	New owner	091111A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVE MORRIS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HAYDEN RANDOLPH GOODHEART, AN UNMARRIED MAN AND GREG THOMAS GOODHEART, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit A as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5403 Michigan Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160805-0081653 and First Amendment recorded in Instrument No. 20161227-0135124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being a portion of the property conveyed to Steve Morris and wife, Brenda Morris by deed from Allan Roy Sullivan and wife, Wendy Sullivan of record in Instrument No. 20030916-0135390 and further conveyed to Brenda Morris, unmarried to Steve Morris, as joint tenants with right of survivorship by deed of record in Instrument No. 20110923-0073866 and further conveyed to Steve Morris, unmarried by deed from Brenda Morris, unmarried of record in Instrument No. 20111010-0078497 dated October 3, 2011 and recorded October 10, 2011, Register's Office for Davidson County, Tennessee.

Being also known as 5403 A Michigan Avenue, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5403 A MICHIGAN AVENUE** **NASHVILLE, TN 37209**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020105845

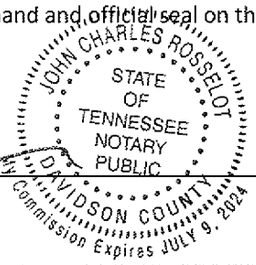
WITNESS, this 11th day of December, 2020

Steve Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of December, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steve Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of December, 2020.



Notary Public

Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021