Karen Johnson Davidson County
Batch# 541207 DEEDWARR
12/23/2020 08:54:30 AM 4 pgs
Fees: $23.00 Taxes: $12,950.00
20201223-0152716

#35948

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35948-11-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00. Affiant Subscribed and sworn to before me this 18th day of December, 2020. Notary Public My Commission Expires:

ELLEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Sondra Morris 3601 Brighton Avenue Nashville, TN 37205	**Send Tax Bills To:** Sondra Morris 1014 Fulton Greer Lane Suite 6 Franklin, TN 37064	**Tax Information:** Map and Parcel No.: 10413027600

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, **C. Mark Carver, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sondra Morris, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3601 Brighton Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of December, 2020.

C. Mark Carver, Trustee

C. Mark Carver, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, C. Mark Carver, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Lots 4 through 7, Section Two, Jarman Property of record in Instrument No. 20040204-0013783, 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 C. Mark Carver, Trustee by Quitclaim Deed dated August 15, 2005 from Lamar Alexander and wife, Leslee B. Alexander of record in Instrument No. 20050815-0096557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Instrument No. 20021202-0147979, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20040204-0013783, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

