Karen Johnson Davidson County
Batch# 580717 DEEDWARR
03/01/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20210301-0025508

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF **FEBRUARY, 2021.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DALTON LINKUS	**MOVEMENT MORTGAGE, LLC**	**050-02-0A-066.00-CO**
(NAME) **3754 WILLOW CREEK RD.,**	(NAME) **8024 CALVIN HALL RD.**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **INDIAN LAKE, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JEFFERY MORRIS AND SERENA MORRIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DALTON LINKUS, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot 66, Belle Arbor PUD, Phase 1, as shown on plat of record in Instrument No. 20091221-0115842, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Serena Mark, married, from Charles Raines Construction, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed dated July 15, 2016, of record in Instrument No. 20160719-0073975, said Register's Office. Being further conveyed to Jeffery Morris and Serena Morris, husband and wife, from Serena Mark, by Quitclaim Deed dated June 24, 2019, of record in Instrument No. 20190702-0064331, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20091221-0115842; Easements of record in Book 6181, Page 43, Book 6218, Page 217, Instrument No. 20080513-0049052, Instrument No. 20160128-0008211, and Instrument No. 20160128-0008261; Declaration of Covenants, Conditions, Liens, Easements, and Restrictions of record in Instrument Nos. 20100203-0008782, 20171116-0117974, 20191112-0116482, and 20200804-0085685; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3754 WILLOW CREEK RD., NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against 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 19 day of February, 2021.

JEFFERY MORRIS

SERENA MORRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffery Morris and Serena Morris, husband and wife,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of February, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

