This instrument was prepared by ~~and~~
~~Please record and return to:~~
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 614109 DEEDWARR
04/13/2021 02:40:52 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210413-0049318

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, **TODD EZELL MORRIS, AN UNMARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADELINE MAE STAVRUM, A SINGLE WOMAN and KATHERINE C STAVRUM, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN Davidson COUNTY, TN

BEING A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1205 OF TWELVE TWELVE, A CONDOMINIUM, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE CONDOMINIUM ACT OF 2008 AS THE SAME IS SET OUT IN SECTION 66-27-201, ET SEQ, OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF CONDOMINIUM ESTABLISHING TWELVE TWELVE OF RECORD IN INSTRUMENT NUMBER 20140718-0063781, AND ANY AND ALL AMENDMENTS THERETO, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BYLAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT B TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT F TO SAID DECLARATION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO TODD EZELL MORRIS, BY WARRANTY DEED FROM LAUREL PROPERTY, LLC, DATED OCTOBER 21, 2015, OF RECORD IN INSTRUMENT NO 20151023-0108107, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1212 LAUREL ST APT 1205, NASHVILLE, TN 37203, AND IS DESIGNATED AS MAP AND PARCEL NO. 093 09 0C 122.00.

This is improved property, known as 1212 LAUREL ST APT 1205, NASHVILLE, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that he is lawfully

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-38-CRE-21-1212-1205

seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 8 day of April, 2021.

Todd Ezell Morris by Kimber Hall-Gaither, Attorney in Fact
TODD EZELL MORRIS BY: KIMBER HALL-GAITHER, ATTORNEY-IN-FACT

STATE OF TN
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KIMBER HALL-GAITHER , ATTORNEY-IN-FACT ON BEHALF OF TODD EZELL MORRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 8 day of April, 2021.

NOTARY PUBLIC
My commission expires: 11.15.21

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 735,000.00 .

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2021.

Stephanie Dome
NOTARY PUBLIC
My commission expires: 7-5-21

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address New Owner(s) as follows:
MADELINE MAE STAVRUM
KATHERINE C STAVRUM
1212 LAUREL ST APT 1205
NASHVILLE, TN 37203

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 093 09 0C 122.00