WARRANTY DEED

Karen Johnson Davidson County
Batch# 615019 **DEEDWARR**
04/14/2021 11:10:00 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210414-0049825

JM-SB-VRE-21-1912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Micah Joseph Morrissey and Robyn Reese Morrissey	**NEW OWNER**	
(NAME)	(NAME)	
1912 Shelby Ave	**NEW OWNER**	**094-02-0A-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD DAVID SESLER AND WIFE, DIANE MARIE SESLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICAH JOSEPH MORRISSEY AND ROBYN REESE MORRISSEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 described and shown on Exhibit "B" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shelby Parkview Terrace, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20110713-0053634, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald David Sesler and wife, Diane Marie Sesler by Quitclaim deed from Ronald David Sesler sole member of 1912 Shelby, a designated series of Happy Places LLC, a Tennessee limited liability company of record in Instrument No. 20180123-0006969 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 23, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.
- Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shelby Parkview Terrace, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20110713-0053634, Register's Office for Davidson County, Tennessee which instrument replaces, amends and restates the Master Deed of record in Instrument Number 20080716-0072715, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "B" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shelby Parkview Terrace, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20110713-0053634, Register's Office for Davidson County, Tennessee.
- By-Laws of Shelby Parkview Terrace Corporation attached as Exhibit "C" Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shelby Parkview Terrace, a Horizontal Property Regime With Private Elements, of record in Instrument 20110713-0053634, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1912 Shelby Ave, Nashville, Tennessee 37206**.

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. 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 my/our hand(s) this the 8th DAY OF APRIL, 2021.

Ronald David Sesler
by Paul Hinman as Attorney-in-fact

Diane Marie Sesler
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD DAVID SESLER AND DIANE MARIE SESLER, and who acknowledged he/she/they executed the same as the free act and deed of the said RONALD DAVID SESLER AND DIANE MARIE SESLER.

Witness my hand and official seal, this the 8th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212