When recorded, return to:
Rudy Title & Escrow, LLC
2021 21st Avenue South
Nashville, TN 37212
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11520-RL-s

Karen Johnson Davidson County
Batch# 624769 DEEDWARR
04/28/2021 03:21:38 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20210428-0057001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

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

Subscribed and sworn to before me, this the 26th day of April, 2021.

Notary Public
My Commission Expires: 7/9/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelly Comer 2024 Greenwood Avenue Nashville, TN 37206	Kelly Comer 2024 Greenwood Avenue Nashville, TN 37206	083 03 0 071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Brian T. Morris, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Kelly Comer, a single woman, hereinafter called the Grantee(s), his/her/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 Lot No. 3 on the Plat of Pontotoc Subdivision, a Part of the Early Tract, as of record in Book 547, Page 113, of the Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the Southerly side of Greenwood Avenue, and runs back between parallel lines 161 feet to a dead line.

Being the same property conveyed to Brian T. Morris, by Warranty Deed from Citibank, N.A., of record in Instrument No. 20021127-0146976, in the Register's Office of Davidson County, Tennessee, dated November 13, 2002 and recorded on November 27, 2002.

This is improved property located at: **2024 Greenwood Avenue, Nashville, TN 37206**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RSB-VOS-21-2024

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2021.

GRANTOR:

Brian T. Morris

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian T. Morris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY