Name and Address of New Owner:
Mending Hearts INC.
3544 Pewitt Road
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 627386 DEEDWARR
05/03/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $568.88
20210503-0058887

Send Tax Bills To:
Mending Hearts INC.
1002 44th Avenue North
Nashville, TN 37209

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 58 214.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Lee Morris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mending Hearts INC., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEGINNING AT AN IRON PIN IN THE NORTH MARGIN OF PEWITT ROAD (VESTER LANE), THE SAME BEING ROBERT PEMBERTON'S SOUTHWEST CORNER; THENCE WITH THE NORTH MARGIN OF PEWITT ROAD, SOUTH 83 DEGREES WEST 82 FEET TO AN IRON PIN; THENCE A NEW LINE, NORTH 12 DEGREES 47 MINUTES 53 SECONDS WEST 377.73 FEET TO AN IRON PIN IN THE FENCE; THENCE WITH SAID FENCE, NORTH 58 DEGREES 12 MINUTES 02 SECONDS EAST 100.48 FEET TO AN IRON PIN; THENCE A NEW LINE, SOUTH 12 DEGREES 47 MINUTES 53 SECONDS EAST 308.35 FEET TO AN IRON PIN, ROBERT PEMBERTON'S NORTHWEST CORNER; THENCE WITH ROBERT PEMBERTON'S WEST LINE, SOUTH 5 DEGREES 52 MINUTES 13 SEONCDS EAST 111.91 FEET TO THE BEGINNING, CONTAINING 0.853 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY MARTY CANTRELL, REGISTERED SURVEYOR, POST OFFICE BOX 293192, NASHVILLE, TENNESSEE 37229, DATED JULY 8, 1995.

BEING THE SAME PROPERTY CONVEYED TO JAMES LEE MORRIS BY WARRANTY DEED FROM ESTER CAROLINE GOEDICKE, UNMARRIED, RECORDED ON SEPTEMBER 15, 2016, OF RECORD IN INSTRUMENT NO. 201609150096942, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3544 PEWITT RD., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2021.

_____(SEAL)
James Lee Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2021, before me personally appeared James Lee Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2021.

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $153,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of April, 2021.

Notary Public
My commission expires:
File No. 2021-2489

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024