Name and Address of New Owner:
Joseph Edward Church and Katherine Rose Church
28989 SW Meadows Loop
Wilsonville, OR 97070

Send Tax Bills To:
Reliant Bank
1820 Swarthmore Avenue
P.O Box 840
Lakewood, NJ 08701

Karen Johnson Davidson County
Batch# 631892 DEEDWARR
05/10/2021 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20210510-0062065

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-10-0-028

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, **Sten Morgan and Taylor Morgan, husband and wife,** "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Joseph Edward Church and Katherine Rose Church, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cumberland Gardens, Section Six, of record in Plat Book 3106, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 56 feet on the Westerly side of 26th Avenue North and runs back between lines 110 feet on the Northerly side and 110.8 feet on the Southerly side to the rear which measures 42 feet.

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty deed from Charles E. Gilliam, Jr., Married, and Daryl M. Gilliam, Married, Sole Heirs of the Estate of Evelyn Gilliam, of record in Instrument No. 20190319-0024928, Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 19, 2019.

Being the same property conveyed to Sten Morgan and Taylor Morgan by Special Warranty deed from Mesa Verde Assets, LLC, of record in Instrument No. 20191023-0108646, Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 23, 2019.

Being also known as 1713 26th Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 4th day of May, 2021.

_____(SEAL)
Sten Morgan

_____(SEAL)
Taylor Morgan

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
hfm

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sten Morgan and Taylor Morgan, 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 this 4th day of May, 2021.

Helen Mackey
Notary Public
My commission expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson
hfm

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant) Sten Morgan

Sworn to and subscribed before me this
4th day of May, 2021.

Helen Mackey
Notary Public
My commission expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

File No. 2021-1525

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON