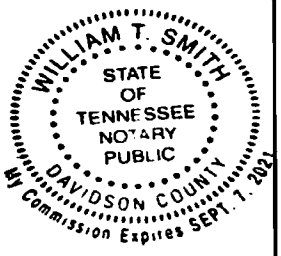
Karen Johnson Davidson County
Batch# 647322 DEEDWARR
06/01/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20210601-0073411

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-21-422

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
513 3rd Avenue South, Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| L&H Development Group, LLC | Same as owner | 105 07 0 377.00 |
| (NAME) | (NAME) | |
| Attn: William P. Holloway<br>4421 Buchanan Lane<br>Franklin, TN 37064 | | |
| (ADDRESS) | (ADDRESS) | |

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 considerations, the receipt of which is hereby acknowledged, I/WE, DEBRA A. MORROW, UNMARRIED, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, L&H DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their 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 Lot No. 17 on the Plan of Rains Heights, as of record in Book 2663, Page 85, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jay H. Morrow and wife, Debra A. Morrow, by Warranty Deed from Katherine Reynolds, now Helton, dated February 18, 1972, recorded February 22, 1972, in Book 4578, Page 72, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Debra A. Morrow by Quitclaim Deed from Jay H. Morrow, dated January 3, 1991, recorded January 11, 1991, in Book 8273, Page 842, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current year's taxes which have been prorated and assumed by the Grantee(s) and; 2) All matters shown on the plat of record in Book 2663, Page 85 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 422 Moore Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 successors 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 successors 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 28th day of May, 2021

Debra A Morrow

Debra A. Morrow

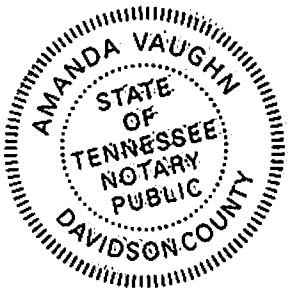
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared Debra A. Morrow, 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 28th day of May, 2021.

Amanda Vaughn

Notary Signature
My commission expires: 5/7/2024



# True Copy Certification

I, William T. Smith, 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 TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith, 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: 10/17/2023

Notary's Seal

