THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,620,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2021. Notary Public My Commission Expires: _

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 655455 DEEDWARR
06/11/2021 01:33:09 PM 2 pgs
Fees: $13.00 Taxes: $5,994.00
20210611-0079145

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Calvert Cherry and Kathleen May Cherry 4321 Sneed Road Nashville TN 37215	New Owner	Tax Parcel ID No. 130 08 0 050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Christopher Morrison and Valerie Suzanne Morrison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Calvert Cherry and Kathleen May Cherry, husband and wife**,("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 and a portion of a 5-foot reserved strip immediately in the rear of said lot of Bellemeade Annex Subdivision, of record in Plat Book 547, Page 66, 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 part of Lot No. 9 fronts 155 feet on the West side of Sneed Avenue and runs back between parallel lines 300 feet to the West line of the 5 foot reserved strip.

Being the same property conveyed to David Christopher Morrison and Valerie Suzanne Morrison, husband and wife, by Warranty Deed from Fred T. Lowrance, Jr. and wife, Pocahontas Lowrance, of record in Instrument No. 20170919-0095538, in the Register's Office of Davidson County, Tennessee, dated August 30, 2017 and recorded on September 19, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bellemeade Annex Subdivision, as recorded in Plat Book 547, Page(s) 66.

Boundary Line Agreement as set forth in instrument recorded in Instrument No. 20080423-0041530.

This is improved property located at 4321 Sneed Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of May, 2021.

David Christopher Morrison

Valerie Suzanne Morrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Christopher Morrison and Valerie Suzanne Morrison, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022