Name and Address of New Owner:
Brittany Myeisha Primm and Willie Roberts
431 Charles Drive
Madison, TN 37115
Send Tax Bills To:
New owners

Karen Johnson Davidson County
Batch# 668031 DEEDWARR
06/29/2021 03:24:30 PM 2 pgs
Fees: $13.00 Taxes: $1,070.32
20210629-0088338

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 042-12-0-062.00

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, **Mark D. Morris and wife, Kelley M. Morris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brittany Myeisha Primm, an unmarried woman and, Willie Roberts, a married man, Joint Tenants with Rights of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 18 on the Map of W. W. Gray Plan of Lots, Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby Joe Knight, by Warranty Deed from Mary A. Bush, a single woman, of record in Instrument No. 20011226-0141915 Register's Office for Davidson County, Tennessee, dated December 20, 2001 and recorded on December 26, 2001. (Value of consideration shown in aforementioned deed $91,750.00.).

Being the same property conveyed to Mark D. Morris and wife, Kelley M. Morris, by Quitclaim Deed from Bobby Joe Knight of record in Instrument No. 20030602-0074634 Register's Office for Davidson County, Tennessee, dated May 29, 2003 and recorded on June 02, 2003. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 431 Charles Drive, Madison, Tennessee 37115.

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 29th day of July, 2021.

_____(SEAL)
Mark D. Morris

_____(SEAL)
Kelley M. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark D. Morris and Kelley M. Morris, 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 29th day of July, 2021.

_____
Notary Public
My commission expires: 10-21-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $289,275.00, 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 July, 2021.

_____
Notary Public
My commission expires: _____

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

File No. 2021-1635

True Copy Certification

I, John A. Bell Jr., 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, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

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