Karen Johnson Davidson County
Batch# 673587 DEEDWARR
07/08/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20210708-0092471

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-48-2021

#36375

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of JUNE, 2021

NOTARY PUBLIC

My commission expires: 10-2-2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Morrissey *et al* 249 Summit Ridge Drive Nashville, TN 37215	Same address as new owner 249 Summit Ridge Dr. Nashville, TN 37215	131-05-0B-249-00 CO

#36375

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($264,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DEBORAH HARPER, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL A. MORRISSEY AND EMILY S. MORRISSEY, HUSBAND AND WIFE AND CARMEN A. MORRISSEY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 249 of Four Seasons Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, amended in Book 6847, Page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" lo said Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property, of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Deborah Harper, unmarried from Lee E. Cranford and Lee E. Cranford Jr., unmarried, by Warranty Deed dated 12/03/2014 and recorded

12/04/2014 in Instrument No. 20141204-0111202, Register's Office of said County.

This is improved property known and designated as 249 Summit Ridge Drive, Nashville, TN 37215

This conveyance is made subject to all matters as shown on Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, amended in Book 6847, Page 122; to all matters as shown on plat of record in Plat Book 5050, Page 30; to any and all restrictive covenants and//or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee. .

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 25th day of June, 2021

GRANTOR(S):

Deborah Harper

Deborah Harper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Deborah Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of June, 2021.

Shannon ONeill

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, George E. Mudter, 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 on July 8, 2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

