Karen Johnson Davidson County
Batch# 681154 DEEDWARR
07/22/2021 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $10,323.00
20210722-0098338

#36471

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36471-07-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,790,000.00. Affiant Subscribed and sworn to before me this 16th day of July, 2021. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barbara Morris John Timothy Morris 4013 Dorcas Drive Nashville, TN 37215	John Timothy Morris 4013 Dorcas Drive Nashville, TN 37215	Map and Parcel No.: 116 16 0 011.00

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, Damon Bowers and wife Lisa Bowers (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Barbara Morris and husband John Timothy Morris (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4013 Dorcas Drive, Nashville, Tennessee 37215.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 16th day of July, 2021.

GRANTORS:

Damon Bowers

Lisa Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Damon Bowers and Lisa Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2021.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Evergreen Heights Part Two, of record in Plat Book 1835, Page 19, 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. 14 fronts 100 feet on the Westerly margin of Dorcas Drive and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Damon Bowers and Lisa Bowers, husband and wife by Warranty Deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust u/a/d July 21, 2014, of record in Instrument No. 20210427-0056167, in the Register's Office of Davidson County, Tennessee, dated April 21, 2021 and recorded on April 27, 2021.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been prorated by the parties and assumed by the Grantees.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Evergreen Heights Part Two, as recorded in Plat Book 1835, Page(s) 19.

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 7/29/2021.

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

