WARRANTY DEED

Karen Johnson Davidson County
Batch# 698368 DEEDWARR
08/16/2021 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20210816-0110403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/6/22
(AFFIX SEAL)

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-4-0046-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John R Sherrod, III	John R Sherrod, III	017-00-0-316.00
(NAME)	(NAME)	
5974 Lickton Pike	5974 Lickton Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eighty-Five Thousand And No/100 Dollars ($85,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL MORRIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R SHERROD, III, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th Civil District of Davidson County, Tennessee, and described as Tract #2 according to a survey by Ray G. Cole, Registered Land Surveyor, No 924, dated March 3, 1988, revised March 29, 1989, as follows:

BEGINNING at an iron pin set, the most northeast corner of this tract, the most northwest corner of Tract 1 this survey, and being a corner to William D. Patton; thence, with the line of Tract I, S 18°00'20" W.

passing an iron pin set in the northerly margin of a 50 foot right of way access easements at 572.34 feet and in all a total of 622.34 feet to an iron pin set; thence N 58°43'59" W 278.70 feet to an existing iron pin; thence N 67°49'59" W 20.45 feet to an iron pin set; corner to Tract 3 this survey, thence, crossing said 50 foot right of way access easement, N 5°21'24" E passing an iron pin set at 50.00 feet and in all a total of 624.36 feet to an existing iron pin, in the line of Tract 3 this survey, and being a corner to said Patton; thence, with the line of said Patton S 70°19'54" E 256.99 feet to an existing iron pin, corner to said Patton; thence, continuing with the line of said Patton S 57°20'45" E 177.26 feet to the beginning, containing 5.10 acres, more or less.

BEING the same property conveyed to Michael J. Morris, unmarried, by Warranty Deed from Ronald L. Parrish and Judith Darlene Parrish, husband and wife, dated July 13, 2017, of record in Instrument No. 20170713-0070422, in the Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 5974 Lickton Pike, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 our hands this 24th day of May, 2021.

Michael Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May 2021, before me, the undersigned, personally appeared Michael Morris, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 24, 2021.

Teresa Morgan 8/15/2021

TERESA MORGAN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on August 15, 2021.

Notary's Signature

CLIFFORD LIPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

My Commission Expires: 3/3/2025

Notary's Seal: