Karen Johnson Davidson County
Batch# 700707 DEEDWARR
08/19/2021 10:17:50 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20210819-0112259

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2021.

Notary Public

My commission expires: 1-8-24

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kevin Morris and Wendy Morris	**New Owner**	**104-12-0-207.00**
2112 19th Avenue South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lawrence S. Gaines and wife, Melinda Jane Fish

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Morris and Wendy Morris, husband and wife

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 Davidson County, Tennessee, being the southerly 50 feet of Lot No. 39 and the northerly 48 feet of Lot No. 40 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 39 and 40 adjoin and front together 98 feet on the easterly side of 19th Avenue, South, and run back 161.7 feet, more or less, on the northerly line, and 162.75 feet, more or less, on the southerly line, to an alley, measuring 98 feet thereon.

Being the same property conveyed to Dr. Lawrence S. Gaines, by Warranty Deed, from Perry M. Nicassio and wife, Betsy K. Nicassio, dated May 21, 1987, of record in Book 7248, Page 320, Register's Office for Davidson County, Tennessee. Dr. Lawrence S. Gaines, by Quitclaim Deed, conveyed said property to Kelly L. Frey, Trustee, who then subsequently conveyed said property to Dr. Lawrence S. Gaines and wife, Melinda Janes Fish, for the purpose of creating a tenancy by the entirety, dated April 12, 1988, of record in Book 7536, Page 96, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2112 19th Avenue South, Nashville, TN 37212.

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 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 my/our hand(s) this 18th day of August, 2021.

Lawrence S. Gaines

Melinda Jane Fish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Lawrence S. Gaines and Melinda Jane Fish,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 21-565
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027