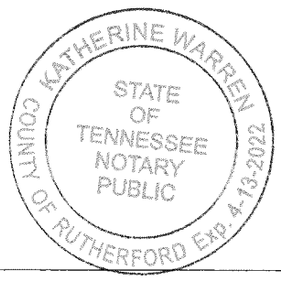
Karen Johnson Davidson County
Batch# 701656 DEEDWARR
08/20/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20210820-0112897

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Affiant

Subscribed and sworn to me on 08/19/21.

Katherine Warren
NOTARY PUBLIC
My Commission Expires: 4-13-22

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nashville Comfort, LLC 2847 Teakwood Drive Nashville, TN 37214	New Owner	096 10 0 078.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James A. Morgenstern, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Nashville Comfort, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Clover Hill, Section No. VI of record in Plat Book 2133, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James A. Morgenstern, single man, by Warranty Deed from John Ehlers, a Married man, of record in Instrument No. 20210712-0093266, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021 and recorded on July 12, 2021.

Being the same property conveyed to John Ehlers, a Married man, by Warranty Deed from James Andrew Morgenstern, an unmarried man, of record in Instrument No. 20210602-0074220, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021 and recorded on June 02, 2021.

Being the same property conveyed to James Andrew Morgenstern, by Quitclaim Deed from James Andrew Morgenstern and Emily Marie Morgenstern, of record in Instrument No. 20120524-0045114, in the Register's Office of Davidson County, Tennessee, dated May 22, 2012 and recorded on May 24, 2012. Affidavit of Heirship recorded in Instrument No. 20120524-0045113 and said that James D. Morgenstern died on March 17, 2012.

Being the same property conveyed to James Dwight Morgenstern, by Quitclaim Deed from Daniel D. Finch, Trustee, of record in Book 6220, Page 267, in the Register's Office of Davidson County, Tennessee, dated January 23, 1984 and recorded on January 25, 1984.

Being the same property conveyed to Daniel D. Finch, Trustee, by Quitclaim Deed from James Dwight Morgenstern and Marcia J. Morgenstern, of record in Book 6220, Page 267, in the Register's Office of Davidson County, Tennessee, dated January 23, 1984 and recorded on January 25, 1984.

Being the same property conveyed to James D. Morgenstern and wife Marcia J. Morgenstern, by Warranty Deed from Roy T. Alexander, of record in Book 5352, Page 677, in the Register's Office of Davidson County, Tennessee, dated October 16, 1978 and recorded on October 19, 1978.

This is improved property known as 2847 Teakwood Drive, Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 08/19/21

James A. Morgenstern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/12/21, before me personally appeared James A. Morgenstern, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 08/19/21

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/19/21 (date of document).

Jennifer L. Pennell

8/19/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

