#36759

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 763590 DEEDWARRSP
12/01/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20211201-0158351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/4/24
(AFFIX SEAL)

GEORGE E. MUSTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
2027 Morrison Ridge, LLC, a Tennessee limited liability company	New Owner	143010D01700CO
(NAME) 2027 Morrison Ridge Drive	(NAME) 918 Waterwood Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Haury and Smith Contractors, Inc.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **2027 Morrison Ridge, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 17 of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Ridge Townhomes, a Horizontal Property Regime, of record in Instrument Number 20200123-0008509, amended in Instrument Numbers 20210104-0000013, 20210104-0000014 and 20210127-0012271, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Haury and Smith Contractors, Inc., by Warranty Deed from Charles Randal Brock, Trustee of the Wells Family Trust U/W/O Dorothy W. Wells, of record in Instrument No. 20060419-0044933, in the Register's Office for Davidson County, Tennessee, dated April 19, 2006 and recorded on April 19, 2006.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions recorded in Instrument 20200123-0008509,amended in Instrument 20210104-0000013 and Instrument 20210104-0000014 together with all amendments thereto. Agreement for Dedication of Easement for Water Line of record in Book 6431, Page 402, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Water Line of record in Book 6800, Page 409, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument 20060712-0083957, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of a Public Utilities Easement of record in Instrument 20201015-0120032, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2027 Morrison Ridge Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 23rd day of November, 2021.

By: _____
Clay Morris, Chief Financial Officer

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Clay Morris and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Chief Financial Officer of Haury and Smith Contractors, Inc. the within named bargainer, a corporation, and that, he as suchChief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Clay Morris as such Chief Financial Officer.

Witness my hand and Official seal this 23rd day of November, 2021.

GINA E. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public:
My Commission Expires: 3-6-2024

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

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 11/23/2021.

George E. Mudter, Jr.
Dated 11/23/2021

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.

Notary Public
Dated 11/23/2021

My commission expires 10/2/2023

