20211804R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $3,060,000.00. Affiant Subscribed and sworn to before me, this the 1st day of December, 2021. Notary Public My commission expires: 3.7.23

Karen Johnson Davidson County
Batch# 769567 DEEDWARR
12/08/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $11,322.00
20211208-0162477

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew Ward and Elizabeth A. Higney	**Morgan Stanley Private Bank, Ntl.**	**132-05-0-147-00**
866 Glendale Lane	**4270 Ivy Pointe Blvd., Ste 400**	
Nashville, TN 37204	**Cincinnati, OH 45245**	

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, WE,

Christopher J. Black and Ellen A. Black, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Ward and Elizabeth A. Higney

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 on the Plan of Glendale Park, Section Three, of record in Plat Book 2083, Page 11, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Glendale Lane, said point being 20 feet northeasterly from the corner of Lot Nos. 2 and 3 on said plan; thence North 13 degrees west 355.25 feet to a point in the northerly line of Lot No. 2, which point is 28 feet west of northwest corner of Lot No. 3 on said plan; thence along the line of Lot Nos. 2 and 3, South 85 degrees 25' East 203 feet to a monument in the westerly margin of Thompson Avenue, thence with the margin of the same, South 4 degrees 15' West 252.2 feet to a monument, the beginning of a curve, entrance to Glendale Lane; thence around said curve, southwesterly 28.3 feet to another concrete monument set in the northerly margin of Glendale Lane, thence with the margin of the same, southwesterly 110.7 feet to the beginning, together with that portion of Thompson Avenue Closed by Ordinance #77 by the City of Oak Hill in Book 4167, page 275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher J. Black and Ellen A. Black, husband and wife by Warranty Deed from Barlow Builders, LLC, of record in Instrument No. 20170140-0000800, Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on January 04, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (___) property known as 866 Glendale Lane, Nashville, TN 37204.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 1st day of December, 2021:

Christopher J. Black

Ellen A. Black

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

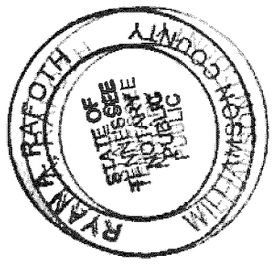
INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Christopher J. Black and Ellen A. Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of December, 2021.

My Commission Expires: 5/18/24

Notary Public



Certificate of Authenticity

I, **Nick Harris**, 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 12-1-2021.

Affiant Signature

12-1-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date