This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15217-CL

Karen Johnson Davidson County
Batch# 785654 DEEDWARR
01/10/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,112.70
20220110-0002388

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $571,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2021.

Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walker Morrow and Carmen Marrow 1104B 2nd Avenue South Nashville, TN 37210	9615 Deer Track Ct Brentwood, TN 37027	105 03 0G 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alyssa M. Wright and Alexander W. Wright, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Walker Morrow and Carmen Marie Marrow, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 1104 2nd Avenue South Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1104 2nd Avenue South Townhomes, a Horizontal Property Regime, of record in Instrument No. 20140926-0089007, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alyssa M. Wright and Alexander W. Wright, wife and husband, by Warranty Deed from ASM Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20160222-0016584, in the Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016.

This Instrument executed on behalf of Alexander W. Wright and Alyssa M. Wright ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202201100002387, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1104B 2nd Avenue South, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2021.

GRANTOR:

Alexander W. Wright

Alyssa M. Wright by Alexander W. Wright
Attorney-In-Fact

Alyssa M. Wright by Alexander Wright, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexander W. Wright, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of December, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexander W. Wright, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Alyssa M. Wright ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of December, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.
2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 29th day of December, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

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 12/29/21 (date of document).

Jennifer L. Pennell

12/29/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of December, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Exp. 4-13-2022