Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me, this the 27th day of December, 2021. Notary Public My commission expires: 8/28/24

Karen Johnson Davidson County
Batch# 787778 DEEDWARR
01/11/2022 03:14:40 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20220111-0003695

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tennessee Voices for Children, Inc.	New Owner(s)	012-00-0-026.00
500 Professional Park Dr.		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CARA DAVIS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TENNESSEE VOICES FOR CHILDREN, INC., A TENNESSEE NOT FOR PROFIT CORPORATION,** 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:

The Following described real estate in Davidson County, Tennessee:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and a portion of that property conveyed to Mark & Kelly Morris in Instrument No. 20190417- 0035426. R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 08/18/20 as follows: Beginning at an existing iron pin marking the southwest corner of Mark & Kelly Morris in Quitclaim Deed in Book 11089, Page 134 R.O.D.C.T., said pin also being the most southeast corner to herein described tract; Thence leaving said Morris with Yvonne Leggett in Administrator's Affidavit, Instrument No, 20160302-0020069, South 72 degrees 46 minute 31 seconds West 137.51' to an existing 1" iron pipe, said pipe being a corner with Robin Ott in Instrument No. 20030508-0061513; Thence with said Ott for the next five calls: South 72 degrees 51 minutes 54 seconds West, 416.48 feet to an existing iron pin; Thence North 13 degrees 54 minutes 15 seconds East, 166.88 feet; Thence North 02 degrees 06 minutes 53 seconds West, 141.77 feet; Thence North 12 degrees 19 minutes 03 seconds West, 149.38 feet; Thence North 11 degrees 14 minutes 51 seconds East, 237.35'to a point in the southerly margin of Lickton Pike just east of a concrete drive; Thence now leaving said Ott with said margin for the next two calls: North 74 degree 19 minutes 33 seconds East, 230.71 feet; Thence with a curve to the right having a radius of 1104.36', cord bearing of North 77 degrees 40 minutes 07 seconds East, 130.12 feet to an existing iron pin, said pin being a corner with tract 2 on the same survey; Thence now leaving said margin with a new line South 12 degrees 46 minutes 18 seconds West, 359.45 feet to a set iron pin; Thence with new line South 44 degrees 39 minutes 19 seconds East, 253.25 feet to a set iron pin in the line of Mark & Kelly Morris in Quitclaim Deed in Book 11089, Page 134 R.O.D.C.T.;

Thence with said Morris South 22 degrees 22 minutes 01 seconds East, 84.77 feet to the point of beginning containing 5.654 acres.

Being the same property conveyed to Mark Morris and Kelley Morris, husband and wife by Warranty Deed from Paul Martyn Winters, a married man of record in Instrument No. 20190417-0035426 Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 17, 2019.

Being the same property conveyed to Cara Davis, a single woman by Warranty Deed from Mark Morris and Kelley Morris, husband and wife of record in Instrument No. 20200902-0099842 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 02, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6495 Lickton Pike, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of December, 2021.

Cara Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cara Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of December, 2021.

Notary Public

My Commission Expires: 1.1.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: Res-21-6495