Karen Johnson Davidson County Batch# 790378 DEEDWARR 01/14/2022 10:14:57 AM 2 pgs Fees: $13.00 Taxes: $1,073.00 20220114-0005772	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$290,000.00** Affiant Subscribed and sworn to before me, this the 23rd day of December, 2021. Notary Public My commission expires: 7.9.24 (AFFIX SEAL)

THOMAS VOORHEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter F. Rebeiro	New owner	**104-11-0K-001.00 CO**
2118 Fairfax Avenue Unit 1	820 Fatherland St	
Nashville, TN 37212	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy J. Morman and Kristen N. Morman, Co-Trustees of the Timothy J. Morman and Kristen N. Morman Revocable Living Trust under Agreement dated September 6, 2018

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Francis Rebeiro and Ransom J. Wyse II. Married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1, on the Plan of Fairfax Square as shown in Exhibit "C" to Master Deed of record in Book 6506, Page 1, as amended in Book 6748, Page 758 and in Book 6962, Page 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to TIMOTHY J. MORMAN AND KRISTEN N. MEUPOLDER, by deed from NEVILLE OSCAR FERNANDES, of record in Instrument No. 20051121-0140002, dated October 28, 2005, rerecorded in Instrument No. 20061024-0131858, said Register's Office.

Being the same property conveyed to TIMOTHY J. MORMAN AND WIFE, KRISTEN N. MEUPOLDER, NOW KNOWN AS KRISTEN MORMAN, by quitclaim deed from TIMOTHY J. MORMAN AND KRISTEN MORMAN, HUSBAND AND WIFE, of record in Instrument No. 20090211-0011997, dated February 5, 2009, said Register's Office.

Being the same property conveyed to TIMOTHY J. MORMAN AND KRISTEN N. MORMAN, CO-TRUSTEES OF THE TIMOTHY J. MORMAN AND KRISTEN N. MORMAN REVOCABLE LIVING TRUST UNDER AGREEMENT DATED SEPTEMBER 6, 2018, by quitclaim deed from TIMOTHY J. MORMAN AND WIFE, KRISTEN MORMAN, of record in Instrument No. 20180910-0089262, dated September 6, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **2118 Fairfax Avenue Unit 1, Nashville, TN 37212.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand(s) this 23rd day of December, 2021.

Timothy J. Morman, Co-Trustee

Kristen N. Morman, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for the said County and State, Timothy J. Morman, Co-Trustee of the Timothy J. Morman and Kristen N. Morman, Co-Trustees of the Timothy J. Morman and Kristen N. Morman Revocable Living Trust under Agreement dated September 6, 2018, the within named bargainor, with who I am personally acquainted (or proved to me the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2021.

Notary Public
My Commission Expires: 10·24·24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for the said County and State, Kristen N. Morman, Co-Trustee of the Timothy J. Morman and Kristen N. Morman, Co-Trustees of the Timothy J. Morman and Kristen N. Morman Revocable Living Trust under Agreement dated September 6, 2018, the within named bargainor, with who I am personally acquainted (or proved to me the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2021.

Notary Public 10·24·24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY