Karen Johnson Davidson County
Batch# 790459 DEEDWARR
01/14/2022 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $477.30
20220114-0005883

WARRANTY DEED

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and sworn to me on January 5, 2022.

Notary Public

My Commission Expires: 8-1-22

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24703.2021

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Envesta Partners, LLC c/o 2721 McLemore Way Franklin, TN 37064	New Owner	160 14 O B 154.00 co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Kenneth W. Morgan, unmarried, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto

Envesta Partners, LLC, a Tennessee limited liability company, (hereinafter called "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Unit No. 5858 on the Plan of Second Revision Brentwood Trace Condominiums of record in Plat Book 5200, Page 261, revising Plat Book 5200, Page 219 and Plat Book 5200, Page 230, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kenneth W. Morgan, an unmarried person by Deed dated March 25, 1993 from Cara Leigh Graham, Clayton Wayne Graham and Jamie High Graham, all unmarried, as heirs at law of James A. Graham, deceased, and being of record in Book 8905, Page 557, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes are a lien but are not yet due and payable. Said taxes have been prorated and will be the responsibility of the Grantee when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Master Deed of Brentwood Trace of record in Book 5524, Page 415, amended in Book 5545, Page 510; By-laws of Brentwood Trace of record in Book 5524, Page 424, amended in Book 5537, Page 988 and Book 5868, Page 70, said Register's Office.
4. Any and all notes and matters and easements on the Plat of record in Plat Book 4660, Page 110 with the creation of ingress/egress and public utility and drainage easement in Book 4831, Page 125, said Register's Office.
5. Grant of easement to Comcast of Nashville I, LLC of record in Instrument #20181029-0106563, said Register's Office.
6. Any and all notes and matters on the Plat of record in Plat Book 5200, Page 219, Plat Book 5200, Page 230 and Plat Book 5200, Page 261, said Register's Office.

This property is known as improved property located at 5858 Brentwood Trace Circle, Brentwood, Tennessee 37027.

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, its successors and assigns, forever, and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Executed on this 5th day of January, 2022.

Kenneth W. Morgan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Kenneth W. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on January 5, 2022.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, 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 January 5, 2022 (date of document).

Thomas N. Jones
Date: January 6, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 6th day of January, 2022.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-7-22

