THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139222** Karen Johnson Davidson County Batch# 797235 DEEDWARR 01/31/2022 09:42:44 AM 2 pgs Fees: $13.00 Taxes: $4,625.00 20220131-0010771	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 28th day of January, 2022. Notary Public My Commission Expires: 11/5/24 KRISTA LAIRD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: E. Ray Morris P.O. Box 59173 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-13-3F-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Scott Terry and Sarah C. Terry, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **E. Ray Morris**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 2218 11th Avenue South, having been established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 2218 11th Avenue South, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20150818-0083152, as amended in Instrument No. 20151119-0117303, and further amended in Instrument No. 20160818-0086170, Register's Office for Davidson County, Tennessee, and being shown on the Plat attached as Exhibit "A" to the Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 2218 11th Avenue South. A Horizontal Property Regime w ith Private Elements, of record in Instrument No. 20160818-0086170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to MICHAEL SCOTT TERRY AND SARAH C. TERRY, HUSBAND AND WIFE, by deed from PROGRESSIVE DEVELOPMENT, LLC, of record in Instrument No. 20170103-0000020 , dated December 30, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 105-13-3F-001.00 CO.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5559, page 533, said Register's Office.

Matters shown on the Plan of record in Plat Book 57, page 83, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument N o . 20150818-0083152, amended in Instrument No. 20151119-0117303 and Instrument No. 20160818-0086170, said Register's Office.

This is improved property located at 2218 11th Avenue South Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of January, 2022.

Michael Scott Terry

Sarah C. Terry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Scott Terry and Sarah C. Terry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2022.

Notary Public



My Commission Expires: _____