When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-15527-RL-sb

Karen Johnson Davidson County
Batch# 802378 DEEDWARR
02/09/2022 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $2,479.00
20220209-0014805

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2022.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Rylie Morris and Craig Morris 1815 Sherwood Lane Nashville, TN 37216	Sarah Rylie Morris and Craig Morris 1815 Sherwood Lane Nashville, TN 37216	072 12 0E 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, we,

Emily Evans, unmarried and Wilber Evans, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Sarah Rylie Morris, an unmarried woman and Craig Morris, a married man, as joint tenants with right of survivorship, 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 1815 of Homes at 1813 Sherwood Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1813 Sherwood Lane, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20151001-0100095, 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 Emily Evans and Wilburn Evans, Tenants in Common with Right of Survivorship, by Warranty Deed from J. Core Properties, LLC, of record in Instrument No. 20160502-0042630, in the Register's Office of Davidson County, Tennessee, dated April 26, 2016 and recorded on May 02, 2016. Also see Scrivener's Affidavit of record in Instrument No. 20160518-0049502, said Register's Office.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF WILBER EVANS AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property located at: 1815 Sherwood Lane, Nashville, TN 37216

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 25th day of January, 2022.

GRANTOR:

Emily Evans

STATE OF TENNESSEE
COUNTY OF HENDERSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Evans, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2022.

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

Rick Perry
Notary Public
My Commission expires: 11-28-24

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of January, 2022.

GRANTOR:

Wilber Evans

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wilber Evans, 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 26 day of January, 2022.

Notary Public
My Commission expires: 07/17/2023

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Jan 28, 22.

Hadley Roper
Affiant Signature

1/28/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1/28/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal