Karen Johnson Davidson County
Batch# 816506 DEEDWARR
03/07/2022 12:26:44 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220307-0025705

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph W. Morris, married man and Timothy W. Morris, unmarried man** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Poe and Kevin Poe, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6-A, on the Plan of Resubdivision of Lot 6-A, Reserve Parcel A of Huntwick Estates, Section 2, of record in Book 5800, Page 175, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Morris and Timothy W. Morris, by deed from Karen Pack, Susan Patton and Gary Temple, Successor Trustee of "The John Steven Townley Special Needs Trust", dated August 27, 2020, of record as Instrument No. 20200831-0098547, Register's Office for Davidson County, Tennessee. Gary L. Temple was appointed Successor Trustee by Orders of Seventh Circuit Court of Davidson County, Tennessee (Probate Division) via Docket Nos. 15P-1096 and 16P-655, filed June 28, 2019. Joseph W. Morris is married but it has not been the residence of himself, spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7406 Huntwick Trail, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Susan Poe	Churchill Mortgage Corporation	127-00-0-167.00
7406 Huntwick Trail	1749 Mallory Lane, Ste 100	
Nashville, TN 37221	Brentwood, TN 37027	

WITNESS THE EXECUTION HEREOF this 4th day of March, 2022.

Joseph W. Morris

Timothy W. Morris

State of Tennessee)
County of Davidson)

On this 4th day of March, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph W. Morris and Timothy W. Morris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 600,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of March, 2022.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC