Name and Address of New Owner:
Mark Morris and Kelley Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills To: **New Owner**
[redacted]

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 012-00-0-026.00

Karen Johnson Davidson County
Batch# 818036 DEEDWARR
03/09/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,385.75
20220309-0026849

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tennessee Voices for Children, Inc., a Tennessee not for Profit Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Morris and Kelley Morris, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The following described real estate in Davidson County, Tennessee:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and a portion of that property conveyed to Mark & Kelly Morris in Instrument No, 20190417-0035426. R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated August 18, 2020 as follows: Beginning at an existing iron pin marking the Southwest corner of Mark & Kelly Morris in Quitclaim Deed in Book 11089, Page 134 R.O.D.C.T,, said pin also being the most Southeast corner to herein described tract; Thence leaving said Morris with Yvonne Leggett in Administrator's Affidavit, Instrument No. 20160302-0020069, South 72 degrees 46 minutes 31 seconds West, 137.51 feet to an existing 1" iron pipe, said pipe being a comer with Robin Ott in Instrument No. 20030508-0061513; Thence with said Ott for the next five calls: South 72 degrees 51 minutes 54 seconds West, 416.48 feet to an existing iron pin; Thence North 13 degrees 54 minutes 15 seconds East, 166.88 feet; Thence North 02 degrees 06 minutes 53 seconds West, 141.77 feet; Thence North 12 degrees 19 minutes 03 seconds West, 149.38 feet; Thence North 11 degrees 14 minutes 51 seconds East, 237.35 feet to a point in the Southerly margin of Lickton Pike just East of a concrete drive; Thence now leaving said Ott with said margin for the next two calls: North 74 degrees 19 minutes 33 seconds East, 230.71 feet; Thence with a curve to the right having a radius of 1104.36 feet, cord bearing of North 77 degrees 40 minutes 07 seconds East, 130.12 feet to an existing iron pin, said pin being a corner with tract 2 on the same survey; Thence now leaving said margin with a new line South 12 degrees 46 minutes 18 seconds West, 359.45 feet to a set iron pin; Thence with a new line South 44 degrees 39 minutes 19 seconds East, 253.25 feet to a set iron pin in the line of Mark & Kelly Morris in Quitclaim Deed in Book 11089, Page 134 R.O.D.C. T.; Thence with said Morris South 22 degrees 22 minutes 01 seconds East, 84.77 feet to the point of beginning containing 5.654 acres.

Being the same property conveyed to Mark Morris and Kelley Morris, husband and wife by Warranty Deed from Paul Martyn Winters, a married man of record in Instrument No. 20190417-0035426, Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 17, 2019. (Value of consideration shown in aforementioned deed $232,500.00.)

Being the same property conveyed to Cara Davis, a single woman, by Warranty Deed from Mark Morris and Kelley Morris, husband and wife, of record in Instrument No. 20200902-0099842, Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 02, 2020. (Value of consideration shown in aforementioned deed $550,000.00.)

Being the same property conveyed to Tennessee Voices for Children, Inc., a Tennessee Not for Profit Corporation, by Warranty Deed from Cara Davis, a single woman, of record in Instrument No. 20220111-0003695, Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 11, 2022. (Value of consideration shown in aforementioned deed $630,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 6495 Lickton Pike, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2022.

Tennessee Voices for Children, Inc

By: _____
Rikki Harris, CEO

State of Tennessee
County of Davidson

Before me, Sandy Balent of the state and county mentioned, personally appeared Rikki Harris, CEO with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CEO of Tennessee Voices for Children, Inc, the within named bargainor, a Non-Profit, and that as such CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Non-Profit as CEO.

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

Sandy Balent
Notary's Signature
My commission expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $644,797.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelley Morris
(Affiant)

Sworn to and subscribed before me this
28th day of February, 2022.

Sarah Lile
Notary Public
My commission expires: 5-5-2025
File No. GNT-22-2072

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2-28-22.

Affiant Signature

2-28-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of FEB, 2022

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON