Karen Johnson Davidson County
Batch# 822268 DEEDWARR
03/14/2022 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20220314-0029737

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey Morgan	NEW OWNER	103023 B 00 200 CO
(NAME)	(NAME)	
109 Demoss Road	109 DEMOSS ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lindsey Morgan,*** 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: ***an unmarried woman**

Land in Davidson County, Tennessee, being **Unit No. 2** on the Plan of Demoss Hills, (formerly known as Demoss Road Homes), attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by deed dated January 5, 2018 from John E. Coleman of record in Instrument No. 20180108-0002361 and Instrument No. 20180108-0002371, Register's Office for Davidson County, Tennessee and further conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by deed dated April 23, 2018 of record in Instrument No. 20180425-0038708, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 109 Demoss Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 9th day of February, 2022.

Tennessee Avenue Development, LLC., a Tennessee Limited Liability Company

By: _____
John E. Coleman, Chief Manager

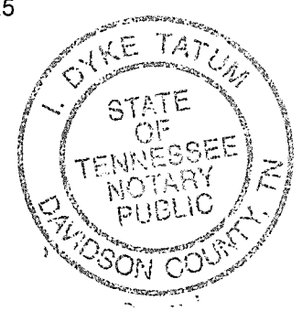
State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, John E. Coleman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 9th day of February, 2022.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Morgan



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Tiffany Rooker, 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 **2/14/2022**.

Date

Tiffany Rooker

Affiant Signature

2/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **Fedruary**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON