Karen Johnson Davidson County
Batch# 823528 DEEDWARR
03/17/2022 09:17:55 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20220317-0031007

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me this 16th day of March, 2022.

Notary Public
My Commission Expires: 1-6-25

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

2022-81

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bailey Kinsman and Brian Murphy	New Owner	
707 North Chestnut Court		064-11-0A-044.00-CO
Nashville, TN, 37076		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John Cameron Morris and Victoria Morris, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bailey Kinsman and Brian Murphy, both unmarried, as joint tenants with right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Caleb Chase, a Planned Unit Development of record in Plat Book 6250, Page (s) 821 and 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Cameron Morris and Victoria Morris, husband and wife by Warranty deed from Evan B. Lemons, married of record in Instrument No. 20161116-0120787 Register's Office for Davidson County, Tennessee, dated November 14, 2016 and recorded on November 16, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **707 North Chestnut Court, Nashville, TN 37076.**

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 our hands this 16th day of March, 2022.

John Cameron Morris

Victoria Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Cameron Morris and Victoria Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2022.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025