Karen Johnson Davidson County
Batch# 825308 DEEDWARR
03/21/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,471.60
20220321-0032095

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED SIXTY EIGHT THOUSAND AND 00/100 (668,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF MARCH, 2022. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MAELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Nathan Quinnett and Kaitlyn Baker (NAME)	**NEW OWNER** (NAME)	**091 06 1M 001.00**
5914 B Morrow Road **Nashville, TN 37209** (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3rd day of March, 2022, the undersigned, **MARK BRANDON VANN, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NATHAN QUINNETT AND KAITLYN BAKER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5914 MORROW ROAD, B, NASHVILLE, TN 37209** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 5914 Morrow Road Townhomes Corporation, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5914 Morrow Road Townhomes Corporation, a Horizontal Property Regime, of record in Instrument Number 20181011-0100910, 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 Mark Brandon Vann, by Warranty Deed from Metropolitan Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20190724-0072469, in the Register's Office of Davidson County, Tennessee, dated July 23, 2019 and recorded on July 24, 2019.

NOTE: Though the legal description of this property is Unit A, it is commonly known as 5914 B Morrow Road, Nashville, TN 37209 as identified in the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions establishing 5914 Morrow Road Townhomes Corporation, a Horizontal Property Regime.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of March, 2022.

GRANTOR: MARK BRANDON VANN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Mark Brandon Vann**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3rd day of March, 2022.

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

09/08/2025
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 03/03/2022.

Affiant Signature

03/03/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 3rd day of March, 20 22.

Notary Public

Notary's Seal:

