Karen Johnson Davidson County
Batch# 827478 DEEDWARR
03/24/2022 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220324-0033817

*Prepared by*

***CBC Title & Escrow***

**813 South Broadway *** Phone (615) 323-1070**
**Portland, Tennessee 37148**

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT**, Annie J. Brunker and Gloria Morton, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Kortney Wilson, an unmarried woman and Ryan Vella, an unmarried man, as Tenants in Common _____ Rights of Survivorship, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County. Tennessee, with same being more particularly described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, described according to survey made by Stephen A. Draper, dated May 24, 1962, described as follows:

Beginning 937 feet from the corner of Lot 246, Maple Heights Subdivision of record in Book 547, page 103, Register's Office, Davidson County, Tennessee; thence North 17 degrees 45' West 50 feet; thence North 72 degrees 15' East 400 feet to Nickens Lane; thence South 17 degrees 45' East 50 feet; thence South 72 degrees 15' West 400 feet to the beginning.

This is the same property designated as Map 061, Parcel 043.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Annie J. Brunker, widowed, and Gloria Morton. married, by Quitclaim Deed from Annie J. Brunker, widowed, of record at Instrument No. 20200729-0083617, Register's Office for Davidson County, Tennessee.

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

**AND THE GRANTOR(S)** does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING***: Subject to all matters as shown on plat of record in Plat Book 547, Page 103 and subject to restrictions of record in Book 5248, Page 408, Book 5093, Page 690, and Book 5043, Page 514, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2022** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

**AND THAT TITLE** and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

**WITNESS**, my Hand and Seal this 11th day of March, 2022.

Annie J. Brunker — Gloria Morton

Annie J. Brunker — Gloria Morton

State of Tennessee
County of Sumner

On this the 11th day of March, 2022, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Annie J. Brunker and Gloria Morton to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

My Commission Expires: 6/7/2025

Notary Public

## AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
Affiant

**SWORN TO AND SUBSCRIBED** before me, this the ~~11th~~ 14th day of March, 2022.

ELIZA WHITFIELD — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — MY COMM. EXPIRES MAY 5, 2025

Notary Public

My Commission Expires:

**MAIL TAX BILLS AND DEED TO:**

Kortney Wilson
1423 Stratton Avenue
Nashville, TN 37206

**NEW PROPERTY OWNER AND PROPERTY ADDRESS:**
Kortney Wilson
531 Ben Allen Rd.
Nashville, TN 37216

File No.: 2213625

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 3/16/2022 (date ~~of document~~).

Affiant Signature

3/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of March 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025