WARRANTY DEED

Karen Johnson Davidson County
Batch# 828072 DEEDWARR
03/24/2022 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20220324-0034031

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cole Woodworks LLC, a Tennessee limited liability company	Cole Woodworks, LLC	071 15 0 166.00
(NAME)	(NAME)	
313 Douglas Ave.	219 Williamsburg Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Ronald E. Morris, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cole Woodworks LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being the easterly 65 feet of Lot Nos. 5, 269 and 270 and Lot "D" on the Plan of the Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for said County.

Said part of said lots front 65 feet on the Northerly side of Douglas, formerly Ligon Avenue, and run back between parallel lines with the Westerly margin of an alley, 65 feet to a dead line.

Being the same property conveyed to Ronald E. Morris, unmarried by Warranty Deed from Ruby Graham, unmarried, dated 09/06/1995 and recorded 09/08/1995, of record in Book 9788, Page 617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 313 Douglas Ave., Nashville, TN 37207

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of March 2022.

Ronald E. Morris

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Morris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2022.

Notary Public:
My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

202203240034031

Tennessee Certification of Electronic Document

I, Kim Abate, 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 3/9/22 (date of document).

Kim Abate
Affiant Signature

3/16/22
Date

State of Tennessee

County of Williamson

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

Jill L Swicegood
Notary's Signature

MY COMMISSION EXPIRES: 7/9/22

NOTARY'S SEAL

JILL L. SWICEGOOD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY