THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239813**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,975,000.00 Affiant Subscribed and sworn to before me, this 5th day of April, 2022. Notary Public My Commission Expires: _____

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

WARRANTY DEED

Address New Owner: Morgan Anderson Harris 1017 Halcyon Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 01 0 221.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Elizabeth Hulsey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Anderson Harris, Trustee of the Morgan A. Harris Living Trust, dated October 26, 2017**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated as Lot No. 36 on the Plan of L.G. Noel's Idlewild Subdivision, recorded in Book 161, Page 120, of the Davidson County, Register's of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Mary Elizabeth Hulsey, by Quitclaim Deed from Luis Ricardo Oropeza, of record in Instrument No. 20200904-0101451, in the Register's Office for Davidson County, Tennessee, dated August 26, 2020 and recorded on September 4, 2020. See Final Divorce Decree recorded in Docket No. 17D-1297, in the Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Mary Elizabeth Hulsey, unmarried, by Warranty Deed from The Estate of Frankie Lee Woods, The Heirs at Law Cliffordean King Woods, unmarried, Frankie Woods Hyatt, unmarried and Cliffordean Woods, Administratrix, of record in Instrument No. 20070426-0049639, in the Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 26, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Karen Johnson Davidson County
Batch# 836007 DEEDWARR
04/07/2022 10:55:44 AM 2 pgs
Fees: $13.00 Taxes: $7,307.50
20220407-0040408

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Idlewild, as recorded in Plat Book 161, Page(s) 120.

Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 716, Page 763.
Easement for Sewer, recorded in Book 716, Page 763.

This is improved property located at 1017 Halcyon Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2022.

Mary Elizabeth Hulsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Elizabeth Hulsey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022