Karen Johnson Davidson County
Batch# 850124 DEEDWARR
05/03/2022 01:49:09 PM 2 pgs
Fees: $13.00 Taxes: $2,543.75
20220503-0051404

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$687,500.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Elmore Hill**<br>**Bobbe Cooke Chaffin** | new owners | **Map 103-08-8 Parcel 236.00** |
| **3917 Cambridge Avenue** | | |
| **Nashville, TN 37205** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Lindsay Morrow aka Lindsay Morrow Brooker, unmarried, and Sharon Morrow, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Elmore Hill III and Bobbe Chaffin**, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 14 of Block "H" on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, Pages 175 & 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**Being the same property conveyed to Lindsay Morrow and Sharon Morrow, as tenants in common, by Deed dated May 26, 2011, from Jeanerette Holdings, a Tennessee general partnership, of record in instrument No. 20110608-0043762, Register's Office of Davidson County, Tennessee.**

**Lindsay Morrow is also known as Lindsay Morrow Brooker.**

**The property conveyed herein was not the place of residence of the Grantors' former spouse.**

**Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 547, Page 175 and 176, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__x__) Unimproved (____) property, known as **3917 Cambridge Avenue, Nashville, TN 37205**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-VRES-22-3917

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 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 my/our hand(s) this **29th** day of **April, 2022.**

**Lindsay Morrow aka Lindsay Morrow Brooker**

**Sharon Morrow**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Lindsay Morrow aka Lindsay Morrow Brooker and Sharon Morrow,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2022.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 12/14/24