When recorded, return to:
Wilkins & Ivey
104 Woodmont Boulevard # 100
Nashville, TN 37205

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-16706-KS

Karen Johnson Davidson County
Batch# 857296 DEEDWARR
05/17/2022 02:45:25 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20220517-0056975

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2022.

Notary Public
My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John William Benton Morrow, Trustee of 1613 Nottingham Trust dated May 11, 2022 1613 Nottingham Place Nashville, TN 37221	John William Benton Morrow, Trustee of 1613 Nottingham Trust dated May 11, 2022 1613 Nottingham Place Nashville, TN 37221	142 16 0A 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Christian Louis Rollins, Administrator of Estate of Constance Ann Vettel, a/k/a Constance V. Rollins, Kimberly Ann Graham, and Christian Louis Rollins, as heirs at law, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

John William Benton Morrow, Trustee of 1613 Nottingham Trust dated May 11, 2022, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 as show on the Plat Phase Three of Devon Park of record in Book 6900, Page 52, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Constance V. Rollins, unmarried by Warranty Deed from Michael W. Rollins of record in Book 9912, Page 718, in the Register's Office of Davidson County, Tennessee, dated December 21, 1995, and recorded on January 9, 1996. The said Constance V. Rollins aka Constance Ann Vettel died intestate on August 14, 2021, leaving Christian Louis Rollins and Kimberly Ann Graham as her heirs at law, pursuant to Affidavits of Heirship of record in Instrument Nos. 20220511-0054264 and 20220511-0054265, Register's Office for Davidson County,

Tennessee. See also Case No. 21P2241, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Also being the same property conveyed to Michael W. Rollins and wife, Constance V. Rollins by Warranty Deed from S. R. Blanton Development, Inc. of record in Book 8139, Page 350, in the Register's Office of Davidson County, Tennessee, dated June 26, 1990 and recorded on June 26, 1990.

This is improved property located at: **1613 Nottingham Place, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 12th day of May, 2022.

GRANTOR:

The Estate of Constance Ann Vettel, deceased

By: _____
Christian Louis Rollins, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christian Louis Rollins, Administrator of the Estate of Constance Ann Vettel, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of May, 2022.



_____
Notary Public
My Commission expires: 3/3/26

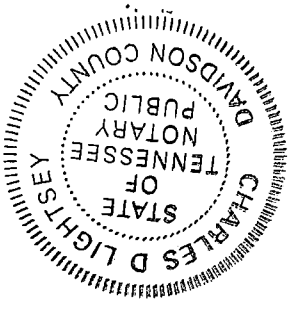
Kimberly Ann Graham, Heir At Law

Christian Louis Rollins, Heir At Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christian Louis Rollins and Kimberly Ann Graham, being the Heirs at Law of Constance V. Rollins aka Constance Ann Vettel, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of May, 2022.



Notary Public
My Commission expires: 3/3/26