Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 864884 DEEDWARR
05/31/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220531-0062715

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2022.

Notary Public
My Commission Expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

File No.: 2022-377

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel Bayru	Same	
510 Beach Ln.		136-15-0A-044-00
Mt. Juliet, TN 37122		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joseph Matthew Morris, a single man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daniel Bayru, a married man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 44, Unit 306, on the plan of Phase I, Watercrest Townhomes, as shown by plat appearing of record in Plat Bock 8250, Page 888, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nancy Crane, unmarried by Warranty Deed from Raymond C. Vitelli, dated 11/26/2002 and recorded 12/16/2002, of record in instrument 200212160154210, Register's Office for Davidson County, Tennessee.

The said Nancy Lee Crane died intestate on 09/19/2020, leaving the said Pamela Meadows and Audie Johnson as his/her sole heirs at law as evidenced in File No. 20P1872, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela Meadows and Audie Johnson as heirs to the Estate of Nancy Lee Crane by Administrator Quitclaim Deed from Pamela Meadows, Administrator of the Estate of Nancy Lee Crane, dated 05/07/2021 and recorded 05/11/2021, of record in Instrument 20210511-0063422, Register's Office for Davidson County, Tennessee.

The said Audie Johnson, is also known as Audie Johnson, 11, being one and the same person.

Being the same property conveyed to Meryana Yaakoub, an unmarried woman, from Pamela Meadows and Audie Johnson by Warranty deed dated 07/14/2021, and recorded on July 30, 2021, of record in Instrument No. 20210730-0102528 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Matthew Morris, a single man by Deed dated July 20, 2021 from Meryana Yaakoub, an unmarried woman, recorded August 5, 2021, in Instrument Number 20210805-0105440, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 3405 Old Anderson Road, Suite 306, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 hands this 23rd day of May, 2022

Joseph Matthew Morris

Joseph Matthew Morris

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph Matthew Morris and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this 25th day of May, 2022.

Notary Public at Large

My Commission Expires: 1-23-23.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 23rd day of May, 2022.

Affiant Signature
Date 05/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

