Karen Johnson Davidson County
Batch# 867106 DEEDWARR
06/03/2022 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20220603-0064391

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,999.99.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2022.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G22-16376

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Morris, Jr. and Wendy Lynn Morris	Same as New Owner	48-257
(NAME)	(NAME)	
4355 Grays Point Rd.	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Joelton TN 37080	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gary Edward Morris, Lisa Carol Baker and James Ronald Morris, Jr., Devisees of The Last Will and Testament of Carolyn Faye Morris,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Morris, Jr., and wife, Wendy Lynn Morris,** 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, described according to an unrecorded survey by Howard George and Associates, Surveyor License No. 872, dated March 16, 1990, Project No. 90009, as follows:

Beginning at a railroad spike set in the center of Drakes Branch Road, North 23 deg. 46 min. 50 sec. West, 207.76 feet from an iron pipe at the northwest corner of H.C. McCool; thence with the center of said road, North 23 deg. 46 min. 50 sec. West, 206.76 feet to a railroad spike set; thence North 64 deg. 27 min. 25 sec. East, 196.17 feet to an iron pin set at a fence corner; thence North 85 deg. 41 min. 45 sec. East, 879.04 feet to an iron pin set in the west line of Winston Estates, Section II; thence with said west line the next two calls: South 2 deg. 49 min. 20 sec. West, passing an iron pin found at 39.27 feet, a total distance of 215.45 feet to an iron pin found; South 14 deg. 24 min. 45 sec. East, 120.82 feet to an iron pin set; thence North 84 deg. 40 min. 00 sec. West, 731.43 feet to a metal fence post at a break in a fence; thence South 73 deg. 52 min. 45 sec. West, 272.09 feet to the beginning, containing 6.00 acres, more or less.

Also herein conveyed is that 1993 Windchase mobile home with serial NO2005404TNA/B.

Being the same property conveyed to Carolyn Faye Morris by Deed dated April 5, 2004 from James Ronald Morris, recorded April 26, 2004, in Instrument Number 20040426-0047194, in the Official Records of Davidson County,

Morris, recorded April 26, 2004, in Instrument Number 20040426-0047194, in the Official Records of Davidson County, Tennessee. The said Carolyn Faye Morris having since died testate February 2, 2021. Pursuant to the Last Will and Testament of Carolyn Faye Morris, Case No. 21P1670, as files in the Seventh Circuit Court for Davidson County , Tennessee, said property was devised to Gary Edward Morris, Lisa Carol Baker and James Ronald Morris Jr.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5070 Drakes Branch Road, Nashville, TN 37218.

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.

Witness my/our hand(s) this 27th day of May, 2022.

The Estate of Carolyn Faye Morris

By: Gary Edward Morris
Gary Edward Morris, Devisee

By: Lisa Carol Baker
Lisa Carol Baker, Devisee

By: James Ronald Morris Jr.
James Ronald Morris, Jr., Devisee

By: Gary Edward Morris
Gary Edward Morris, Executor

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gary Edward Morris, Lisa Carol Baker and James Ronald Morris, Jr., Devisees of The Estate of Carolyn Faye Morris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Devisees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 27th day of May, 2022.

Notary Public — My Commission Expires: 1/28/26

MICHAEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gary Edward Morris, Executor of The Estate of Carolyn Faye Morris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of May, 2022.

Notary Public

My Commission Expires: 1/28/24

MICHAEL T. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5-20-2022 (date of document).

Affiant Signature

5-31-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31st day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY