Name and Address of New Owner:
Mark D. Morris and Kelley Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 018-04-0-004.00

Karen Johnson Davidson County
Batch# 869585 DEEDWARR
06/10/2022 12:15:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20220610-0066442

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anita C. Troutt, married as to 1/2 interest and Kenneth Delorn Hall, Robert McClain and Kevin McClain, as tenants in common as to 1/2 interest,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark D. Morris and wife, Kelley Morris,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Connell Hills Subdivision, as of record in Book 2900, Page 141, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gail McClain and Anita C. Woodard, both unmarried persons, by Warranty Deed from Bobbie J. Basford, Sr., of record in Book 8659, page 444, Register's Office for Davidson County, Tennessee, dated May 29, 1992 and recorded on June 24, 1992. (Value or consideration shown in aforementioned deed $68,000.00.)

Being the same property conveyed to Tracy Allyn Woodard, Christie Colleen Batson, and Frankie Blane Woodard by Quitclaim Deed from Anita C. Woodard (now married and known as Anita C. Troutt) of record in Instrument No. 20130401-0031735, Register's Office for Davidson County, Tennessee, dated March 26, 2013 and recorded on April 01, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Kenneth Delorn Hall, Robert McClain and Kevin McClain, as tenants in common, by Executor's Deed from Kenneth Delorn Hall, Executor of the Estate of Madgie Gail (McClain) Hall, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P-1293 of record in Instrument No. 20220311-0028806, Register's Office for Davidson County, Tennessee, dated July 01, 2021 and recorded on March 11, 2022. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Anita C. Woodard (now married and known as Anita C. Trout) by Quitclaim Deed from Tracy Allyn Woodard, Christie Colleen Batson and Frankie Blane Woodard, of record in Instrument No. 20220525-0060399, Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on May 25, 2022. This property is not now, nor has it ever been, the primary residence of the Grantors herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS

SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of May, 2022.

Anita C. Troutt (SEAL)
Anita C. Troutt

Kenneth D. Hall (SEAL)
Kenneth Delorn Hall

Robert McClain by Kevin McClain Attorney-In-Fact (SEAL)
Robert McClain by Kevin McClain, Attorney-In-Fact

(SEAL)
Kevin McClain

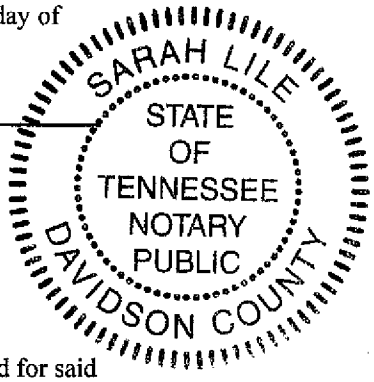
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26TH day of May, 2022, before me personally appeared **Kevin McClain** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Robert McClain,** and acknowledged that he executed the same as the free act and deed of the said **Robert McClain.**

Witness my hand and official seal at office at Nashville, Tennessee, this the 26th day of May, 2022.

My commission expires:
5-5-2025

Notary Public



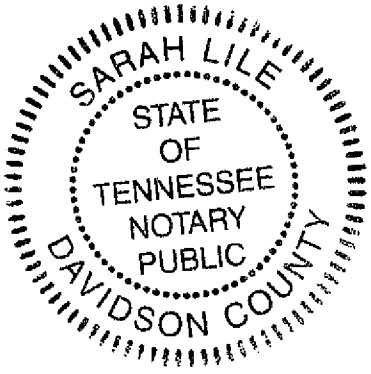
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kevin McClain, Anita C. Troutt, and Kenneth Delorn Hall,** the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed this instrument for the purpose set forth herein.

Witness my hand and official seal at office at Nashville, Tennessee, this the 26th day of May, 2022.

My commission expires:
5-5-2025

Notary Public



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of May, 2022.

Notary Public
My commission expires: 5-5-2025

SARAH LILE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

File No. GNT-22-2232

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-24-22.

Affiant Signature

5-24-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of May, 2022

Notary Signature

My Commission Expires: 11/8/22