Karen Johnson Davidson County
Batch# 882338 DEEDWARR
06/30/2022 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $3,219.00
20220630-0076090

WARRANTY DEED

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5.5.25

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $870,000.00.

Shelley Mason
Affiant

Subscribed and sworn to me on June 29, 2022.

Shanae McFerrin
NOTARY PUBLIC

My Commission Expires: 5/5/2025

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35850

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Christopher M. Sobey and Jenna M. Helmer 811 Montrose Avenue Nashville, TN 37204	NEW OWNER	132-11-0-022.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Leslie E. Flowers and Charlotte G. Flowers, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Christopher M. Sobey and Jenna M. Helmer**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Southmeade, of record in Book 1835, pages 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 41 fronts 110 feet on the westerly side of Morriswood Drive and runs back between lines 304.6 feet on the northerly line and 318.19 feet on the southerly line to a dead line in the rear on which it measures 192 feet.

Being the same property conveyed to Leslie E. Flowers and wife, Charlotte G. Flowers, by deed from Robert J. Boyd, Jr. and wife, Bernadette G. Boyd, of record on August 28, 1978 in Book 5330, Page 865, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Restrictions of record in Book 2044, Page 31 and Book 2046, Page 541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

4331 Morriswood Drive, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (Zip)

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 29th day of June, 2022.

Leslie E. Flowers

Charlotte G. Flowers

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Leslie E. Flowers and Charlotte G. Flowers, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on June 29th, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024