Karen Johnson Davidson County
Batch# 885517 DEEDWARR
07/07/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220707-0078600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/05/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3671

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
6417 Currywood, LLC	NEW OWNERS	115-15-0-067.00
615 Napoleon Ave	615 Napoleon Ave	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert Erik Morrison and Lindsay Wise Morrison, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

6417 Currywood, LLC

HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot No. 184 on the plan of West Meade Farms, Inc., Sec. "J" as of record in Plat Book 1835, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Noonan and Wife, Dana C. Noonan by Warranty deed from David H. Dike and Wife, Carolyn Dike of record in Book 10815, page 381, Register's Office for Davidson County, Tennessee, dated February 23, 1998 and recorded on March 02, 1998. (Value or consideration shown in aforementioned deed $245,000.00.)

Said James R. Noonan became deceased on March 29, 2018, vesting Dana C. Noonan as surviving tenant.

Being the same property conveyed to Robert Erik Morrison and Lindsay Wise Morrison, husband and wife by Warranty deed from Dana C. Noonan, a single woman of record in Instrument No. 20210707-0091609 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 07, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6417 Currywood Drive Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 5, 2022.

Robert Erik Morrison

Lindsay Wise Morrison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert Erik Morrison and Lindsay Wise Morrison, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 5, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3671

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly A Mason, 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 7/5/22.

Affiant Signature

7/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of July, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25