THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641495** Karen Johnson Davidson County Batch# 889242 DEEDWARR 07/14/2022 02:24:45 PM 2 pgs Fees: $13.00 Taxes: $3,274.50 20220714-0081101	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $885,000.00 Margaret Smith Affiant Subscribed and sworn to before me, this 12th day of July, 2022. S. Denise Woods Notary Public My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: John A. Morrow and Joyce B. Morrow 1301 Falkirk Court Nashville TN 37221	Send Tax Bills To: Cap Star Bank 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 142-16-0A-088.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela K. Douglas and Milton Kennon Smith as the heirs-at-law of Ava Dean Lancaster and William C. Douglas and Martha Damron as Administrators of the Estate of Ava Dean Lancaster** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John A. Morrow and Joyce B. Morrow, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 88, as shown on the map entitled Plat of Phase Two of Devon Park, a Planned Unit Development, of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AVA DEAN LANCASTER, by deed from RICHARD C. YANCEY AND NICOLE C. YANCY, WIFE, of record in Instrument No. 20210527-0071858 , dated May 25, 2021, said Register's Office.

AVA DEAN LANCASTER died intestate on or about April 11, 2022. Upon her death, the subject property passed to her heirs at law, PAMELA K. DOUGLAS AND MILTON KENNON SMITH, as evidenced by Affidavit of Heirship of record in Instrument No. 20220608-0065512.

William C. Douglas and Martha Damron join in this instrument to convey any interest they have in said property as Administrators of the Estate of Ava Dean Lancaster.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 142-16-0A-088.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 432, said Register's Office.
Storm Water Detention Agreement of record in Book 6145, page 252 and Book 6503, page 144, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6176, page 7, amended in Book 6541, page 542, Book 6967, page 156, said Register's Office.

By-Laws of record in Book 8276, page 53, said Register's Office.

Charter of Devon Park Homeowner's Association of record in Book 7372, Page 832, said Register's Office.

This is improved property located at 1301 Falkirk Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2022.

Pamela K. Douglas

Pamela K. Douglas

Milton Kennon Smith

Milton Kennon Smith

William C. Douglas

William C. Douglas

Martha Damron

Martha Damron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela K. Douglas, Milton Kennon Smith, William C. Douglas, and Martha Damron, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2022.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026