WARRANTY DEED

Karen Johnson Davidson County
Batch# 891031 DEEDWARR
07/19/2022 03:46:53 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20220719-0082886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 02/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lester Morris	Same as Owner	108 16 0 323.00
(NAME)	(NAME)	
1809 4th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carol M. Maxwell, a single woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Lester Morris** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 90-B, Zone Lot Drw'g Lots 89-90-91-94-95-96 & 97 Percy Priest Woods Section IV, of record in Plat Book 6250, Page 357, as amended in Plat Book 6250, Page 717, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol M. Maxwell, single, by Warranty Deed from Susan Y. Thornton, a single person, of record in Instrument No. 20060404-0038201, Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded on April 4, 2006.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 411 Woodsman Court, Nashville, TN 37214.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-TRA-22-411

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of July, 2022.

GRANTOR:

Carol M Maxwell

Carol M. Maxwell

STATE OF UTAH)

COUNTY OF Davis)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Carol M. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 8 day of July, 2022.

Notary Public

My Commission Expires: 6/11/24

STATE OF UTAH NOTARY PUBLIC
RHETT J REISBECK
COMMISSION #712119
MY COMMISSION EXPIRES:
06-11-2024