This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 895888 DEEDWARR
07/29/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20220729-0086489

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $175,000.00

Affiant Signature

Subscribed and sworn to before me on this the 25th day July 2022.

Notary Public
My Commission expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Shamika Leonna Higgins
107 Coventry Woods Drive
Madison, TN 37115

SEND TAX BILLS TO:
Shamika Leonna Higgins
107 Coventry Woods Drive
Madison, TN 37115

MAP AND PARCEL NUMBER: Tax ID #: 052010A10700CO

WARRANTY DEED
22NT01030

Effective the 25th Day of July 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Henry A. Morton

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SHAMIKA LEONNA HIGGINS, A SINGLE WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 107 on the Revised Plan of Coventry Woods, Section One, of record in Book 6250 page 567, Register's Office for Davidson County, Tennessee and shown as Exhibit "C" in Book 6996, page 370, said Register's Office , to which Plan reference is hereby made for a complete and accurate description thereof.
Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property as conveyed to Henry A. Morton by Warranty Deed from Coventry Woods Group Joint Venture dated 06/14/1988 recorded 06/22/1988 in Book 7580, Page 363, as Document Number 42897, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 107 Coventry Woods Dr, Madison, TN 37115-3811

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 25th day of July, 2022.

Henry A. Morton

Henry A. Morton

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Henry A. Morton**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of July, 2022.

Notary Public
My Commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Shelly Walling *(custodian's name)*, 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 July 25, 2022 *(date of document)*.

Shelly M Walling
Custodian's Signature

7/29/2022
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 29th day of July, 2022.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY