Karen Johnson Davidson County
Batch# 897386 DEEDWARR
08/02/2022 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,330.52
20220802-0087923

Name and Address of New Owner:
Thomas Cody Thayer
812 Anita Drive, Nashville, TN 37138

Send Tax Bills To:
First Bank
722 Columbia Ave
Franklin, TN 37064

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North, Nashville, TN 37203

Map & Parcel No: 044 13 0 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joni Davidson, Trustee for the Special Needs Trust of Wilma Morris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Cody Thayer, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lot 60, Section Four, The Knoll, as shown on plat of record in Plat Book 2854, Page 111, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joni Davidson, Trustee for the Special Needs Trust of Wilma Morris by Executor's Quitclaim Deed from Joni Davidson, the duly-appointed Executor of the Estate of Billy Morris, deceased, of record in Instrument No. 20120830-0078317, in the Register's Office of Davidson County, Tennessee dated August 28, 2012and recorded August 30, 2012.

Being the same property conveyed to husband, Billy Y. Morris by Quitclaim Deed from Wilma D. Morris of record in Instrument No. 2009908-0084041, in the Register's Office of Davidson County, Tennessee, dated August 13, 2009 and recorded September 8, 2009. The said Billy Y. Morris died October 11, 2011, testate devising to his heirs in Docket No. 12P-22 in the Probate Division of Davidson County, Tennessee.

Being the same property conveyed to Billy Young Morris and wife, Wilma Dean Morris by Quitclaim Deed from Billy Young Morris and Wilma Dean Morris, Trustees of the Billy Young Morris and/or Wilma Dean Morris Revocable Living Trust of record in Instrument No. 20090908-0084040, in the Register's Office of Davidson County, Tennessee, dated August 13, 2009 and recorded September 8, 2009.

Being the same property conveyed to The Billy Young Morris and/or Wilma Dean Morris Revocable Living Trust by Quitclaim Deed from Billy Young Morris and Wilma Dean Morris of record in Instrument No. 20050207-0013793, in the Register's Office of Davidson County, Tennessee, dated November 21, 2002 and recorded February 5, 2005.

Being the same property conveyed to Billy Young Morris and wife, Wilma Carter Morris by Warranty Deed from Ralph W. Sturdivant and wife, Blanche Sturdivant of record in Book 3647, Page 243, in the Register's Office of Davidson County, Tennessee, dated November 8, 1963 and recorded November 18, 1963.

This improved property known as 812 Anita Drive, Nashville, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2022.

The Special Needs Trust of Wilma Morris

By: Joni Davidson Trustee (SEAL)
Joni Davidson, Trustee

STATE OF Iowa

COUNTY OF Linn

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Joni Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of the Special Needs Trust of Wilma Morris, the within named bargainor, a Trust, and that such Joni Davidson as Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Special Needs Trust of Wilma Morris as Trustee.

Witness my hand and seal this 1st day of August, 2022.

Notary Signature
My commission expires: 7-30-2024

NOTARIAL SEAL IOWA
MONICA M NACHTIGAL
Commission Number 723689
My Commission Expires
July 30, 2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ IOWA)
)
COUNTY OF ~~DAVIDSON~~ LINN)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joni Davidson
(Affiant)

Sworn to and subscribed before me this
1st day of August, 2022.

Notary Public
My commission expires: 7-30-2024
File No. 2022-4947-SK

NOTARIAL SEAL IOWA
MONICA M NACHTIGAL
Commission Number 723689
My Commission Expires
July 30, 2024

Tennessee Certification of Electronic Document

I, John L. Bisby, 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 August 1, 2022 (date of document).

Affiant Signature

August 2, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202208020087923