This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 898557 **DEEDWARR**
08/03/2022 02:54:10 PM 2 pgs
Fees: $13.00 Taxes: $1,779.70

20220803-0088636

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $481,000.00.

Affiant

Subscribed and sworn to before me, this 3 day of AUGUST, 2022.

Notary Public
My commission expires: 3.3.25

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew C. Cushing PO Box 101083 Nsahville, TN 37224	New Owner	083 13 0B 201.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL JASON MORGAN, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **MATTHEW C. CUSHING, unmarried,** hereinafter called the Grantee, his successors 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 Unit Number 201, with a street address of 1015 Fatherland Street, Unit 201, Nashville, TN 37206, as shown on the Revised Condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No.: 20061023-0131425 as re-recorded in Instrument No.: 20061101-0135575 and subject to all terms and conditions of the Master Deed of record in Instrument No.: 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Michael Jason Morgan, an unmarried man, by Warranty Deed from Martin Corner, G.P., of record in Instrument No. 20061129-0147017, in the Register's Office of Davidson County, Tennessee, dated November 17, 2006 and recorded on November 29, 2006.

This is improved property known as 1015 Fatherland Street, Unit 201, Nashville, TN 37206

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee, its 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 this 2 day of AUGUST, 2022

MICHAEL JASON MORGAN

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL JASON MORGAN, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 2 day of August, 2022

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON