(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $489,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2022.

Notary Public

My commission expires: 3-21-26

Karen Johnson Davidson County
Batch# 911957 DEEDWARR
09/02/2022 10:41:25 AM 2 pgs
Fees: $13.00 Taxes: $1,809.30

20220902-0099192

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Craig Leslie Morrison	**New Owner**	**162-04-0-050.00**
104 Tomarand Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nichole Marie Morrison, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Leslie Morrison, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 145 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Paul Hickman by Warranty Deed from Cornerstone Equity Investments, LLC, dated October 30, 2009, of record in Instrument No. 20091102-0100848, Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Johnathan Dishman, Administrator of The Estate of Robert Paul Hickman, dated February 7, 2022, of record in Instrument No. 20220218-0019140, Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Nichole Morrison by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated February 7, 2022, of record in Instrument No. 20220302-0023446, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4460, Page 58, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4562, Page 949, Register's Office for Davidson County, Tennessee.
Corporate Assignment of Deed of Trust of record in Instrument No. 20220421-0046311, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 104 Tomarand Road, Antioch, TN 37013

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 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 30th day of August, 2022

Nichole Marie Morrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Nichole Marie Morrison**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2022.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **22-259**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027