Karen Johnson Davidson County
Batch# 916990 DEEDWARR
09/15/2022 10:22:23 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220915-0102937

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Karen Bonnell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF September, 2022

NOTARY PUBLIC
My Commission expires: 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22080039

Address of New Owner	Send Tax Bills To:	Tax Information:
Cumberland Development Partners, LLC 1230 West Trinity Lane Nashville, TN 37218	Same	070-06-0-035.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James T. Morris, Administrator CTA of the Estate of Dorothy J. Morris,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cumberland Development Partners, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Buena Vista Downs, as shown on record in Instrument No. 20190923-0096618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to James D. Morris and spouse, Dorothy J. Morris, by Warranty Deed from James L. Lewis, Jr. and spouse, Louise M. Lewis, dated 06/04/1999 and recorded on 06/07/1999 at Book 11515, Page 39, Register's Office for Davidson County, Tennessee. James D. Morris having since died on or about 12/13/2005, leaving Dorothy J. Morris as the surviving tenant by entirety. Dorothy J. Morris died on or about 03/07/2022. Said property was under contract for sale at the time of the decedent's death. Upon the death of the Dorothy J. Morris, the contract became an executory contract which allows the above mentioned Administrator CTA of said Estate to consummate the sale (Case No. 22P989, Seventh Circuit Court for Davidson County, Tennessee, Probate Division).

This is property generally located:
2516 Buena Vista Pike, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20190923-0096618, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

3. Easement in favor of Metropolitan Government of Nashville & Davidson County, Tennessee, of record at Book 8182, Page 146, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Drainage and/or Public Utility Easement of record at Book 11362, Page 55, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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(s) its successors and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors 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.

IN WITNESS WHEREOF, **James T. Morris, Administrator CTA of the Estate of Dorothy J. Morris**, has caused this instrument to be executed, this the 1 day of September, 2022.

James T. Morris

James T. Morris, Administrator CTA of
The Estate of Dorothy J. Morris

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James T. Morris, Administrator CTA of the Estate of Dorothy J. Morris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 1 day of September, 2022.

My Commission expires: 7/25/2026

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY