THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $412,000.00.

Sarah Moran
Affiant

Subscribed and sworn to before me, this 7th day of October, 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES SEPTEMBER 8TH, 2025

Karen Johnson Davidson County
Batch# 927359 **DEEDWARR**
10/11/2022 10:26:00 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20221011-0111193

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Moran and William Barry Moran 101 Donna Drive Madison TN 37115	New Owner	Tax Parcel ID No. 042 16 0 006.00

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 of which is hereby acknowledged, **Carolyn Vermilye, Linda Moran, Nancy Roark, and David Fike** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sarah Moran, unmarried woman and William Barry Moran, a married man, joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 8 in the Division of the lands of Edmund Goodrich, deceased, of record in Minute Book "G", Page 413, County Court for said County, described according to a survey made by H.Gee, Surveyor, March 15, 1957, as follows:

Beginning on the Easterly margin of Donna Drive at the Northwest corner of Lot No. 38 on the plan of Blair Heights, Section IV, as of record in Book 2331, Page 60, Register's Office for said County; thence with the Northerly line of said Lot No. 38, South 87o 47' East passing the Northeast corner of said Lot No. 38 at 269.45 feet, in all 285.1 feet; thence North 3o 42' East 110 feet; thence North 87o 47' West 286.1 feet to the Easterly margin of said Drive; thence with same, South 3o 11' West 110 feet to the beginning.

Being the same property conveyed to Ralph H. Fike and wife, Dorothy A. Fike, by Warranty Deed from Thomas A. Sircy and wife, Ruth L. Sircy; Cordell Hull Sircy and wife, Pansy Taylor Sircy and Elise Sircy Sumner and husband, James Robert Sumner, being the sole surviving heirs of Vera Dell Sircy, deceased, of record in Book 4132, Page 846, in the Register's Office of Davidson County, Tennessee, dated April 12, 1967 and recorded on May 18, 1967.

Ralph H. Fike having died on April 09, 2011, his interest in the subject property having passed to Dorothy A. Fike as the surviving tenant by the entirety. Dorothy A. Fike having since died on March 31, 2022. Carolyn Vermilye, Linda Moran, Nancy Roark, and David Fike being the sole heirs of Dorothy A. Fike. See Affidavits of Heirship of record in Instrument No: 20220111-0111191 and Instrument No. 20220111-0111192, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Covenants, Conditions and Restrictions as set forth in Electrical Permit recorded in Book 5876, Page 922.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 101 Donna Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2022.

Carolyn Vermilye
Carolyn Vermilye

Linda E. Moran
Linda Moran

Nancy Roark
Nancy Roark

David Fike

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carolyn Vermilye, Linda Moran, Nancy Roark, and David Fike**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Notary Public
My Commission Expires: _____