Karen Johnson Davidson County
Batch# 939467 DEEDWARR
11/09/2022 08:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20221109-0120090

AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10433021

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 072 09 0 406.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 3 day of November, 2022 by and between **Lewis Fields and Sharon Fields, a married couple,** residing at 1002 Carolyn Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Cullen Irish, a single man,** residing at 1002 Carolyn Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1002 Carolyn Avenue, Nashville, TN 37216

Being the same property conveyed to James A. Morris, Jr. and wife, Lucille Parks Morris from Frances E. Burton, a divorcee in a Warranty Deed dated 02/24/1962 and recorded 03/06/1962 under Book 101, Page 205 in the Register's Office of Davidson County, Tennessee.

AND the said Lucille Parks Morris passed away on December 16, 2006 and her interest was conveyed to James A. Morris, Jr., as surviving spouse.

AND the said James A. Morris, Jr. A/K/A James A. Morris passed away on September 11, 2011 and his interest was conveyed to Lewis Fields and Sharon Fields per Last Will and Testament of James A. Morris, recorded on 08/07/2014 under Document Number: 20140807-0070972 in the Official Records of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns. that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described: that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions. restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns. except as to said taxes. restrictions. restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed. the day and year above written.

Lewis Fields

Sharon Fields

Sharon Fields

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lewis Fields and Sharon Fields, the within named Grantor, 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.

Witness my hand and seal, at office in Franklin, TN, this 3 day of November, 2022

Notary Public

My Commission expires: 5/9/2026

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 390,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Sharon Fields Lewis Fields
Affiant

Print Name: Sharon Fields Lewis Fields

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 3 day of November 2022

Notary Public
My Commission Expires: 5/9/2026

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Cullen Irish
1002 Carolyn Avenue
Nashville, TN 37216

Name and address of property owner:

Cullen Irish
1002 Carolyn Avenue
Nashville, TN 37216

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 31 ON THE MAP OF IRVINGTON, OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 31 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF CAROLYN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. MORRIS JR AND WIFE LUCILLE PARKS MORRIS BY WARRANTY DEED FROM FRANCES E BURTON, A DIVORCEE, DATED 02/24/1962 AND RECORDED 03/06/1962 IN BOOK 101 PAGE 205, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JAMES A MORRIS JR, A/K/A JAMES A. MORRIS PASSED AWAY SEPTEMBER 11, 2011, AND HIS INTEREST CONEVYED TO LEWIS FIELDS AND SHARON FIELDS PER LAST WILL AND TESTAMENT OF JAMES A MORRIS, RECORDED ON 08/07/2014 UNDER DOCUMENT NO. 20140807-0070972, RECORDS OF DAVIDSON COUNTY, TENNESSEE.

For Informational Purposes Only:

Property Address: 1002 Carolyn Avenue, Nashville, TN 37216

Parcel ID: 072 09 0 406.00

Tennessee Certification of Electronic Document

I, DAVID GREENHALGH, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 11/03/2022 (date of document).

Affiant Signature

Date 09/30/2022

STATE OF PENSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 3RD day of NOVEMBER, 2022 2022.

Notary Signature

My Commission Expires: 06-22-2025

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2025
Commission Number 1400134