Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1420

Karen Johnson Davidson County
Batch# 943356 DEEDWARR
11/21/2022 01:41:53 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20221121-0123318

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elvis L. Wallace, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph W. Morris and Timothy Warren Morris** hereinafter called the **Grantee**, Grantee's heirs 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. 13 on the plan of Cross Timbers, Section 1, as shown on plat of record in Book 3700, Page 37, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Dale Wallace by Warranty Deed from Joseph M. Baskette and wife, Ruth M. Baskette, dated 11/06/1979, and recorded on 11/07/1979, in Book 5526, Page 514, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elvis L. Wallace by Quitclaim Deed from Billy Dale Wallace, dated 11/02/2001, and recorded on 11/08/2001, by Instrument No. 20011108-0122823, in the Register's Office for Davidson County, Tennessee. Sherri Cash Wallace has power of attorney authority to execute the deed on behalf of Elvis L. Wallace also known as Elvis Lynn Wallace, of record in Instrument No. 20221118-0122692, Register's Office for Davidson County, Tennessee,

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7440 Highway 70 South, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Joseph W. Morris **7454 Huntwick Trail** **Nashville, TN 37221**	**New OWNER**	**142-02-0-013.00**

WITNESS THE EXECUTION HEREOF this 18th day of November, 2022.

Elvis L. Wallace by Sherri Wallace Cash, Attorney-in-fact

Elvis L. Wallace by Sherri Wallace Cash, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 18th day of November, 2022, before me personally appeared Sherri Wallace Cash, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elvis L. Wallace, acknowledged that such person executed the same as the free act and deed of Elvis L. Wallace.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 350,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of November, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN