Prepared by:
Record and Return To
Chapman and Rosentner Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Martin David Evans and Martin James Evans
307 Ensley Avenue
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 950246 **DEEDWARR**
12/12/2022 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20221212-0128577

Map & Parcel No: 04405011300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer G. Morphis, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Martin David Evans, an unmarried man, and Martin James Evans, a married man, as joint tenants with right os survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 69 on the Plan of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property divested out of Jeremy W. Morphis and into Jennifer G. Morphis by Final Decree filed in the 4th Circuit Court of County of Davidson County, Tennessee and bearing Docket No. 21D1257. Further being filed of record in Instrument No. 20221208-0128036, Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Jennifer G. Morphis and Jeremy W. Morphis, wife and husband , by Warranty Deed from Cledue Sherman Reeves and wife, Sherry Reeves, a 1/2 undivided interest, and, Dion Reeves, a 1/2 undivided interest, of record in Instrument No. 20171010-0103877, in the Register's Office of Davidson County, Tennessee, dated August 18, 2017, and recorded on October 10, 2017.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 307 Ensley Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of December, 2022.

(SEAL)
Jennifer Morphis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2022, before me personally appeared Jennifer Morphis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2022.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of December, 2022.

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Notary Signature
My commission expires: