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

39-B
File #23-1018

Karen Johnson Davidson County
Batch# 964033 DEEDWARR
01/24/2023 01:05:06 PM 2 pgs
Fees: $13.00 Taxes: $3,552.00
20230124-0005459

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 **Holly A. Williams, and Christopher G. Coleman, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erik Morrison, and Lindsay Wise Morrison, husband and wife**, 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. 30, on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, Page 94 and 95, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Holly A. Williams and Christopher G. Coleman, wife and husband, by Warranty Deed from Mark C. Griffin and Emily N. Griffin, Trustees of the Griffin Family Trust, Under Trust Instrument Dated 11/24/2003, dated May 24, 2022, of record in Instrument No. 20220527-0061805, 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: 224 Harding Place, Nashville, TN 37205.

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 #:
Erik Morrison **224 Harding Place** **Nashville, TN 37205**	**new owner**	**130-01-0-130.00**

224 Harding Place
Nashville, TN 37205

WITNESS THE EXECUTION HEREOF this 19th day of January, 2023.

Holly A. Williams

Christopher G. Coleman

State of Alabama)
County of Montgomery)

On this 19th day of January, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Holly A. Williams and Christopher G. Coleman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 13, 2023

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 960,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of January, 2023.

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

MY COMMISSION EXPIRES: 3-3-26