Name and Address of New Owner:
Douglas Scott Carlson
6495 Lickton Pk
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 966159 DEEDWARR
02/01/2023 08:50:30 AM 6 pgs
Fees: $33.00 Taxes: $2,571.50
20230201-0007326

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 012-00-0-026

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, **Mark Morris and Kelley Morris, husband and wife,** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Douglas Scott Carlson,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a tract of land in the 10th Council District of Davidson County and being a portion of land conveyed to Mark and Kelly Morris DB 20220309 0026849 R.O.D.C.T. and more accurately described by a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 08/18/22:

Beginning at an existing iron pin in the southerly margin of Lickton Pike, said pin a common corner to Tract 2 of the same survey and being the most northeast corner of herein described tract; Thence now leaving said margin with Tract 2 for the next 3 calls: S 17°16'38"W 343.28 feet to a set iron pin; Thence S 44°39'19"E 285.25 feet to set iron pin; Thence S 22°22'01"E 84.77 feet to an existing iron pin, said pin being in the northerly line of Yvonne Leggett AF- 20160302 0020069 R.O.D.C.T.; Thence now leaving said Tract 2 with said Leggett S 72°46'31"W 137.51 feet to an existing pipe, said pipe being a common corner to Robin Ott WB- 20030508 0061513 R.O.D.C.T.; Thence now leaving said Leggett with said Ott for the next 5 calls: S 72°51'54"W 416.48 feet to an existing iron pin; Thence N 13°54'15"E 166.88 feet to a (point); Thence N 02°06'53"W 141.77 feet to a (point); Thence N 12°19'03"W 149.38 feet to a (point); Thence N 11°14'51"E 237.35 feet to a (point) in the southerly margin of Lickton Pike; Thence now leaving said Ott with said margin for the next 2 calls: N 74°19'33"E 230.17 feet to a point; Thence with a curve to the right with a radius of 1104.36 feet and having a chord bearing and chord of N 77°40'07"E 130.12 feet to the point of beginning.

Note for informational purposes only: prior deed references subject property to contain 5.542 acres.

Together with an Ingress/Egress Easement more particularly described as follows:

Beginning at a point at the southeast corner of a fifty (50) foot strip of land conveyed to William T. Carlisle and wife, Leona Carlisle by deed of record in Book 6769, Page 650, and re-recorded in Book 7123, Page 816, Register's Office for Davidson County, Tennessee, and running South 14° 16' 54" West 84.43 feet to a point, being the BEGINNING POINT of the herein easement; thence from said Beginning Point, South 2° 10' 00" E 64.32 feet to a point; thence North 73° 02' 23" East 62.20 feet to a point; thence North 22° 50' 00" East 109.65 feet to a point; thence North 19° 50' 00" East 147.09 feet to a point; thence along a curve having a radius of 100.00' a distance of 58.18 feet to a point; thence North 53° 10' 00" East 186.00 feet to a point; thence along a curve having a radius of 55.00' a distance of 65.05 feet to a point as described in Book 7216, Page 513, Register's Office for Davidson County, Tennessee.

The Grantors herein reserve unto themselves, their heirs and assigns an Ingress/Egress Easement along the existing driveway beginning in the southeast point of the above described Ingress, Egress, Regress Easement running through the above conveyed property to the remaining property of the Grantors herein as shown on the attached Tax Map.

Being part of the same property conveyed to Tennessee Voices for Children, Inc., a Tennessee Not for Profit Corporation, by Warranty Deed from Cara Davis, a single woman, of record in Instrument No. 20220111-0003695, Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 11, 2022.

Being part of the same property conveyed to Mark Morris and Kelley Morris, Husband and Wife, by Warranty Deed from Tennessee Voices for Children, Inc., a Tennessee not for Profit Corporation, of record in Instrument No. 20220309-0026849, Register's Office for Davidson County, Tennessee, dated February 28, 2022, and recorded on March 9,2022.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 6495 Lickton Pike, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 31st day of January, 2023.

Kelley Morris (SEAL)
Kelley Morris

Mark Morris by Kelley Morris, attorney in fact (SEAL)
Mark Morris by Kelley Morris, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2023.

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 5-9-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January 2023, before me personally appeared **Kelley Morris** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Mark Morris,** and acknowledged that she executed the same as the free act and deed of the said **Mark Morris.**

Witness my hand and seal this 31st day of January, 2023.

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 5-9-24

AFFIDAVIT OF VALUE

State of ~~TX~~ Tennessee
County of Davidson

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 $695,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of January, 2023.

Notary Public
My commission expires: 5-9-24

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-23-2567

EXHIBIT "A"
Property Description

Closing Date: **January 31, 2023**

Borrower(s):

Property Address: **6495 Lickton Pike, Goodlettsville, TN 37072**

PROPERTY DESCRIPTION:

Being a tract of land in the 10th Council District of Davidson County and being a portion of land conveyed to Mark and Kelly Morris DB 20220309 0026849 R.O.D.C.T. and more accurately described by a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 08/18/22:

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202302010007326

Page 513, Register's Office for Davidson County, Tennessee.

The Grantors herein reserve unto themselves, their heirs and assigns an Ingress/Egress Easement along the existing driveway beginning in the southeast point of the above described Ingress, Egress, Regress Easement running through the above conveyed property to the remaining property of the Grantors herein as shown on the attached Tax Map.

Being part of the same property conveyed to Mark Morris and Kelley Morris, husband and wife by Warranty Deed from Paul Martyn Winters, a married man of record in Instrument No. 20190417-0035426, Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 17, 2019. (Value of consideration shown in aforementioned deed $232,500.00.)

Being part of the same property conveyed to Cara Davis, a single woman, by Warranty Deed from Mark Morris and Kelley Morris, husband and wife, of record in Instrument No. 20200902-0099842, Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 02, 2020. (Value of consideration shown in aforementioned deed $550,000.00.)

Being part of the same property conveyed to Tennessee Voices for Children, Inc., a Tennessee Not for Profit Corporation, by Warranty Deed from Cara Davis, a single woman, of record in Instrument No. 20220111-0003695, Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 11, 2022. (Value of consideration shown in aforementioned deed $630,000.00.)

Being part of the same property conveyed to Mark Morris and Kelley Morris, Husband and Wife, by Warranty Deed from Tennessee Voices for Children, Inc., a Tennessee not for Profit Corporation, of record in Instrument No. 20220309-0026849, Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 9,2022.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 6495 Lickton Pike, Goodlettsville, Tennessee 37072.

For record title, see deed recorded immediately prior hereto at Instrument No. _____ or Book _____ Page _____, Register's Office for

Davidson County, State of Tennessee.

POA

Kelley Morris

PROPERTY DESCRIPTION

202302010007326

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic 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 1-31-23.

Affiant Signature

1-31-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of January, 2023.

Notary Signature

My Commission Expires: 05/09/2026

