Karen Johnson Davidson County
Batch# 972032 DEEDWARR
02/17/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230217-0011855

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$499,900.00**

Subscribed and sworn to before me this 17th day of February, 2023.

Notary Public **Affiant**

My Commission Expires: 1-11-26

Notary Public Seal: Jaime M. March — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
ALONNA MORRISON 2911 Porter Road Nashville, TN 37206	Baker Solutions Inc. 14511 Myford Rd, Suite 100 Tustin, CA 92780	073-13-0-039.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SHERRI WILLIAMS AND RICHARD BOTTS, JR. ALSO KNOWN AS RICHARD H. BOTTS,** have this day bargained and sold, and do hereby transfer and convey unto the said **ALONNA MORRISON, SINGLE WOMAN,** the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 94, as shown on the map entitled Section 1, Henderson Gardens, of record in Plat Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BARBARA ANN MORGAN, AN UNMARRIED PERSON AND MARY REBECCA MORGAN, A WIDOW, by deed from ROBERT W. SLATE AND WIFE, RUTH N. SLATE, of record in Book 4540, Page 205, dated September 20, 1971, said Register's Office.

Further being the same property conveyed to BARBARA ANN MORGAN, UNMARRIED AND MARY REBECCA MORGAN, A WIDOW, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from BARBARA ANN MORGAN, AN UNMARRIED PERSON AND MARY REBECCA MORGAN, A WIDOW, AS TENANTS IN COMMON, of record in Book 6995, Page 651, dated September 8, 1986, said Register's Office.

Further being the same property conveyed to BARBARA ANN MORGAN, by quitclaim deed from MARY REBECCA MORGAN, of record in Book 10675, Page 808, dated November 6, 1997, said Register's Office. BARBARA ANN MORGAN died testate on or about March 17, 2022, devising said property to SHERRI WILLIAMS AND RICHARD BOTTS, JR ALSO KNOWN AS RICHARD H. BOTTS by will of record in Docket No. 2022-PR-275 in the Chancery Court for Sumner County, Tennessee, Probate Division.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of February, 2023.

x Sherri Williams
SHERRI WILLIAMS

x Richard H. Botts Jr.
RICHARD BOTTS, JR. A/K/A RICHARD H. BOTTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **SHERRI WILLIAMS**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17 day of February, 2023.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC My Commission Expires: 12/03/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **RICHARD BOTTS, JR. A/K/A RICHARD H. BOTTS**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17 day of February, 2023.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC My Commission Expires: 12/03/2024

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian 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 this the 17th day of February, 2023.

Affiant Signature
Date 02/17/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

