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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 976075 **DEEDWARR**
03/02/2023 11:11:05 AM 2 pgs
Fees: $13.00 Taxes: $2,340.25

20230302-0014974

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$632~~2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
William L. Davis and Elizabeth Schulz Davis, husband and wife and Jennifer Leanne Davis, unmarried	New Owner	91-6-1G-1
(NAME)	(NAME)	
5809C Morrow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222337

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Deana M. Fletcher, Trustee of the Logan Fletcher 2020 Trust Dated March 12, 2020**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William L. Davis and Elizabeth Schulz Davis, husband and wife and Jennifer Leanne Davis, unmarried, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain townhome located in Davidson County, Tennessee, being Unit No. C 0f 5809 Morrow Road Lot 1 Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 5809 Morrow Road Lot 2 Townhomes of record in Instrument Number 20170202-0011477, as amended in Instrument No. 20171214-0127429, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plot Plan incorporated into Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Declaration.

BEING the same property conveyed to Platinum Investment Group by Warranty Deed from Rachel Ann Gerlits a single woman and Francis P. Gerlits, a married man, as tenants in common with right of survivorship, dated February 4, 2020 and filed of record in Instrument No. 20200205-0013486, Register's Office for Davidson County, Tennessee. Platinum Investment Group, LLC, a Tennessee limited liability company conveyed property to Edward C. Fletcher, Jr. by Quitclaim Deed dated March 12, 2020 and filed of record in Instrument No. 20200313-0028338, said Register's Office.

Edward C. Fletcher Jr. conveyed said property to Deana M. Fletcher, Trustee of the Logan Fletcher 2020 Trust Dated March 12, 2020, by Quitclaim Deed dated March 12, 2020 and filed of record in Instrument No. 20200316-0028754, and also in Instrument No. 20200618-0064605, said Register's Office.

Restrictions:

The premises herein insured is Horizontal Property Regime under the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5809 Morrow Road Lot 2 Townhomes, of record in Instrument No. 20170202-0011477, as amended in Instrument No. 20171214-0127429, said Register's Office, and By-Laws appended thereto.

And also subject to the following:

Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20170118-0005629, said Register's Office.

Shared Driveway Agreement of record in Instrument No. 20171214-0127435, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5010, page 393, said Register's Office.

Elly Hackett executes this instrument pursuant to Power of Attorney of record in Instrument No. 20230302-0014973, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 5809C Morrow Road, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of March, 2023

Deana M. Fletcher, Trustee of the Logan Fletcher 2020 Trust Dated March 12, 2020

Deana M. Fletcher, TRUSTEE BY Elly Hackett, ATTORNEY-IN-FACT
By: Deana M. Fletcher, Trustee, by Elly Hackett,
Attorney-in-Fact

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Elly Hackett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deana M. Fletcher, Trustee of the Logan Fletcher 2020 Trust dated March 12, 2020, and who acknowledged that she executed the same as the free act and deed of Deana M. Fletcher, Trustee of the Logan Fletcher 2020 Trust dated March 12, 2020.

Witness my hand, at office, this 1st of March, 2023.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023