Karen Johnson Davidson County
Batch# 977613 DEEDWARR
03/07/2023 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230307-0016159

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220842319

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $640,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2023.

Notary Public
My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Morrison and Joseph Nathan Shecter, and Don E. Morrison and Katy M. Morrison 921C Thomas Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-06-3D-003.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Blake Gough and Taylor Brown Gough, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amanda Morrison and Joseph Nathan Shecter, wife and husband and Don E. Morrison and Katy M. Morrison, husband and wife, as joint tenants with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 921C of Lot 2, of 921 Thomas Avenue Commons, a Horizontal property Regime with Private Elements , as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160802-0079898, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Adam Blake Gough, an unmarried man and Taylor Michelle Brown, an unmarried woman, as tenants in common with the right of survivorship by Warranty deed from Bonnie Thornton Mitchell, a married woman of record in Instrument No. 20170621-0062361 Register's Office for Davidson County, Tennessee, dated June 19, 2017 and recorded on June 21, 2017. (Value or consideration as shown in aforementioned deed $359,900.00.)

Being the same property conveyed to Adam Blake Gough and Taylor Brown Gough, husband and wife by Quit Claim deed from Adam Blake Gough and Taylor Brown Gough f/k/a Taylor Michelle Brown, married of record in Instrument No. 20200414-0038794 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on April 14, 2019. (Value of consideration shown in aforementioned deed $0.00.)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20160729-0078253, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 35, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160802-0079898, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Notice of Completion recorded May 12, 2017, in Instrument No. 20170512-0047362, Register's Office for Davidson, County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 921C Thomas Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2023.

Adam Blake Gough

Taylor Brown Gough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Blake Gough and Taylor Brown Gough, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/2/23 (date of document).

Affiant Signature

3/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

