BOX 10-B

Karen Johnson Davidson County
Batch# 978724 **DEEDWARR**
03/09/2023 11:14:39 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20230309-0017023

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NICHOLAS BERRY AND ZACHARY BERRY	**EVERETT FINANCIAL, INC. dba SUPREME LENDING**	**061-16-0-344.00**
(NAME) **1411 GREENLAND AVE.**	(NAME) **14801 QUORUM DRIVE, SUITE 300**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **DALLAS, TX 75254**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, PATRICK K. MORRISON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS BERRY AND ZACHARY BERRY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 14 of Block "B" on the map of Country Club Estates, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, , to which plan reference is hereby made for a more complete and accurate property description.

Said part of said Lot No. 14 fronts 50 feet on the easterly side of Willmeta Avenue, now Greenland Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to PATRICK K. MORRISON, SINGLE MAN, by deed from LUKE M. AMELANG, AND ALEXANDRA AMELANG, HUSBAND AND WIFE, of record in Instrument No. 20191011-0104640, dated October 11, 2019, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 843, Page 95; Sanitary Sewer Easement of record in Book 4203, Page 377; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1411 GREENLAND AVE., NASHVILLE, TN 37216**
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of March, 2023.

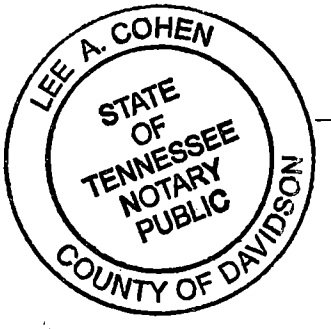
PATRICK K. MORRISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick K. Morrison,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of March, 2023.

My Commission expires: **March 3, 2026**



Notary Public