WARRANTY DEED

Karen Johnson Davidson County
Batch# 979074 DEEDWARR
03/09/2023 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230309-0017185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: 1-11-26

(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Carolyn Devon Malick and Zachary Stone Cole	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	13301004800
519B Patterson St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James H. Morgan and Melissa G. Morgan, Trustees of the Morgan Family Trust dated December 20, 2012**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn Devon Malick and Zachary Stone Cole**, wife and husband, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in DAVIDSON County, Tennessee, being the easterly 42 1/2 feet of Lot No. 68 and the westerly 16 feet of Lot No. 67 on the Map of Patterson's Subdivision of Maple Hill, as shown on the plat of the same of record in Plat Book 332, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made and as more particularly described as follows:

Said part of said two lots adjoin and front together 58 1/2 feet on the northerly side of Patterson Street and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to James H. Morgan and Melissa G. Morgan, Trustees of the Morgan Family Trust dated December 20, 2012, and any amendments thereto, by virtue of that certain Warranty Deed dated June 26, 2020, and being of record at Instrument No. 20200702-0071681 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 520 Patterson St. Nashville, TN 37211
(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.

James H. Morgan and Melissa G. Morgan, Trustees of the Morgan Family Trust dated December 20, 2012

James H Morgan, Trustee
By: James H Morgan, Trustee

Melissa G. Morgan, Trustee
By: Melissa G Morgan, Trustee

STATE OF TEXAS
COUNTY OF Llano

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James H. Morgan and Melissa G. Morgan, Trustees of the Morgan Family Trust dated December 20, 2012,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Britany G. Dooley, Notary Public
Notary Public

My Commission Expires: 07-07-2024

BRITANY G. DOOLEY
Notary Public, State of Texas
Comm. Expires 07-07-2024
Notary ID 124214199

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 8th day of March, 2023.

Affiant Signature
Date 03/08/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-21-2023

