Karen Johnson Davidson County
Batch# 979907 DEEDWARR
03/13/2023 02:14:03 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20230313-0018117

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63014
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Nicholas Jordan Elizabeth Hawkins Edwards 2932 Glenway Drive Nashville, TN 37221	Legacy Home Loans LLC dba Steadfast Mortgage ISAOA/ATIMA 2 Cadillac Drive Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 142160C06300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sondra Morris, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Nicholas Jordan and Elizabeth Hawkins Edwards, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Devon Glen, Phase II, of record in Book 790, page 562, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Moore, Jr., Trustee, with full power, to mortgage, convey and encumber without joinder of any beneficiary by Warranty Deed from Great Southern Homes of Tennessee, Inc., dated March 12, 1996, recorded March 13, 1996, of record in Book 9977, page 862, said Register's Office for Davidson County, Tennessee. By Quitclaim Deeds of record in Book 10742, page 309; Instrument No. 20000107-0002657; Instrument No. 20001229-0127624; Instrument No. 20021231-0162714; Instrument No. 20031231-0184932; Instrument No. 20051229-0156079; Instrument No. 20051229-0156080; Instrument No. 20061229-0160751; Instrument No. 20071231-0148890; Instrument No. 20081230-0123491; Instrument No. 20091230-0118477; Instrument No. 20101221-0101439; Instrument No. 20111129-0101954, said Register's Office, a six percent (6%) interest was conveyed in each said deed to Sondra F. Morris, unmarried. By Quitclaim Deeds of record in Instrument No. 20151023-0108205 and Instrument No. 20160115-0004560, said Register's Office, an eight percent (8%) interest was conveyed in each said deed to Sondra F. Morris, unmarried. The said Robert N. Moore, Jr., has since died. By Executors Deed, dated June 20, 2018, recorded June 20, 2018, of record in Instrument No. 20180620-0059484, said Register's Office, Sondra F. Morris, Executor of the Last Will and Testament of Robert N. Moore, Jr., Docket No. P9060, in the Chancery Court for Williamson County, Tennessee, conveyed a six percent (6%) interest was conveyed to Sondra F. Morris

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 7900, page 562, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283; Book 7517, page 367; Book 8120, page 402; Book 9492, page 600; Book 10692, page 750; and Book 10692, apge 753, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Devon Hills Community Association of record in Book 7520, page 564, said Register's Office.

This is improved property, known as 2932 Glenway Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of March, 2023.

Sondra Morris

Sondra Morris

State of Tennessee

County of Davidson

On this 7th day of March, 2023, before me the undersigned authority, personally appeared Sondra Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires:

State of Tennessee

County of Tennessee

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Sworn and subscribed before me this 7th day of March, 2023.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires: