Karen Johnson Davidson County
Batch# 982830 DEEDWARR
03/21/2023 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230321-0020338

Warranty Deed



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 the 20th day of March, 2023.

Notary Public

My commission expires: 6/23/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Karen Waldron Adkins 2020 Trust	New Owner(s)	090-16-0-296.00
10024 Rock Springs Rd		
Smyrna, TN 37167		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN JOSEPH MORELLI, III AND MADELEINE JOY MORELLI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN ADKINS, TRUSTEE OF THE KAREN WALDRON ADKINS 2020 TRUST DATED OCTOBER 20, 2020**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot No. 1 of Resubdivision of Lot 69, Plan of Westboro Subdivision, as shown on plat of record in Plat at Instrument No. 20181114-0112263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Joseph Morelli III and Madeleine Joy Morelli, husband and wife by Warranty deed from Ira Andrew Strickland and Suzanne Strickland, husband and wife of record in Instrument No. 20200521-0053187 - *as corrected by Scrivener's Affidavit of record in Instrument No. 20230315-0018806* - Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on May 21, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 535 Westboro Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of March, 2023.

John Joseph Morelli, III

Madeleine Joy Morelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Joseph Morelli, III and Madeleine Joy Morelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2023.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Katie Smith, 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

3/20/23.

Date

Affiant Signature

3/20/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of March, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

