Karen Johnson Davidson County
Batch# 982891 DEEDWARR
03/21/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20230321-0020406

Prepared By & Return To: Tennessee Title Services LLC-Brentwo 7000 Executive Center Dr 290 Brentwood, TN 37027 B-23-647	STATE OF TENNESSEE COUNTY OF ~~Williamson~~ Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME OF THIS 20th day of March, 2023 Notary Public Commission Expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Carulla 5816 Morrow Road Nashville, TN 37209	Legacy Home Loans 1036 Stearman Dr Ste 6 White House, TN 37188	091-06-0-034.00

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/WE,

Thomas Stikeleather, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Carulla, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, 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. 12 on the Revised Preliminary Plan of Morrow Road Subdivision, not of record, described according to a survey made by W. W. Turner Company, Engineers, May_, 1949, as follows:

Beginning on the Northerly margin of Morrow Road at the corner of Lots Nos. 11 and 12, said point also being 620 feet Easterly from the Easterly margin of 60th Avenue North; thence with the line between said two lots, Northwardly 125 feet; thence Easterly 60 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, Southwardly 125 feet to the Northerly margin of said Morrow Road; thence with the same, Westwardly 60 feet to the beginning.

Being the same property conveyed to James W. Johnson and wife, Shirley Johnson by Warranty Deed from Carlton Cason and wife, Maymie K. Cason, of record in Book 5203, page 247, Register's Office for Davidson County, Tennessee, dated September 20, 1963 and recorded on September 29, 1977. The said James W. Johnson died on or about September 16, 1964 thereby vesting title in Shirley Johnson by reason of their tenancy by the entirety. The said Shirley Johnson AKA Shirley Crowell died April 21, 2009 leaving Tilton Crowell and James Johnson as her only heirs.

Being the same property conveyed to Tilton McKinley Crowell by Quitclaim Deed from James W. Johnson of record in Instrument No. 20090622-0057855 Register's Office for Davidson County, Tennessee, dated June 21, 2009 and recorded on June 22, 2009. The said Tilton McKinley Crowell AKA Tilton Crowell died testate July 28, 2014. Reference is made to the last Will and Testament of Tilton Cromwell admitted to probate for the limited purpose of muniment of title in case no. 15P1978 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property conveyed to James Johnson by executor's Quitclaim Deed from James Johnson, Executor of the Estate of Tilton Crowell, of record in Instrument No. 20160111-0002448 Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on November 11, 2016. See also Order of Probate in case no. 15P-1978 of record in Instrument Number 20151222-0128711, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from James Johnson aka James W Johnson Jr. of record in Instrument No. 20200106-0001336 Register's Office for Davidson County, Tennessee, dated January 2, 2020 and recorded on January 6, 2020. is made to Order for Sale in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P-891.

Being the same property conveyed to Thomas Stikeleather by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20200106-0001337 Register's Office for Davidson County, Tennessee, dated January 2, 2020 and recorded on January 6, 2020.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5816 Morrow Road, Nashville, TN 37209

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 so 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.

Dated this the 20th day of March, 2023.

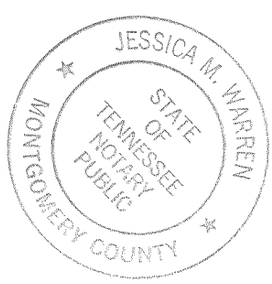
Thomas Stikeleather

STATE OF Tennessee
COUNTY OF Williamson

On this 20th day of March, 2023, before me virtually appeared Thomas Stikeleather, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 2/12/2024



True Copy Certification

I, **Pam Autry,** 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 20th day of March, 2023.

Affiant Signature
Date 03/20/2023

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

