WARRANTY DEED

Karen Johnson Davidson County
Batch# 984697 DEEDWARR
03/27/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20230327-0021985

MJ-MW-22-311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/24
(AFFIX SEAL)

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael W. Morrison, Jr.	**NEW OWNER**	
(NAME)	(NAME)	**119 09 0 285.00**
311 Collier Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER B. CROOK, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL W. MORRISON, JR., AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 21 on the Plan of The Tanksley Subdivision as of record in Book 547, Page 56, Register's Office for said County, to which Plan reference is made for a complete description.

Said part of Lot 21 fronts 50 feet on the Southerly side of Collier Avenue and runs back between parallel lines 153 feet to an alley.

And part of Alley No. 1896 that was closed by Metro Ordinance No. 087-20 of record in the metropolitan County Clerk's Office.

Being the same property conveyed to Christopher B. Crook, unmarried, by Warranty Deed from Donald G. Calverley, married, of record in Instrument No. 20170302-0020527, in the Register's Office of Davidson County, Tennessee, dated February 28, 2017 and recorded on March 02, 2017.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Tanksley Subdivision, as recorded in Plat Book 547, Page(s) 56.
- Easement for A 5-Foot strip Across, recorded in Book 1304, Page 129.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **311 Collier Ave, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24 DAY OF MARCH, 2023.

Christopher B. Crook

Christopher B. Crook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER B. CROOK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~17th~~ 24th of March, 2023.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/24/23 (date of document).

Regina Sullo
Affiant Signature

3/27/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 27 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

