Karen Johnson Davidson County
Batch# 993144 DEEDWARR
04/18/2023 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230418-0028448

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File #23-PA-1506-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fig Tree Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**094 01 0 458.00**
1109 Woodland Street Unite 60543		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **CRYSTAL LEIGH MORGAN AND MICHAEL BRANDON MORGAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIG TREE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Certain Tract or Parcel of Land in Davidson County, Tennessee, together with all Appurtenances, Privileges, and Easements, as More Particularly Described as Follows, to Wit:

Being Lot No. 67 on the Plan of Shelby Village No. Two, of record in Book 1835, Page 48, as amended in Book 1977, Page 205, and in Book 2040, Page 493, and corrected in Book 2032, Page 191, Register's Office for Davidson County, Tennessee, to Which Reference is Hereby Made for a more Complete and Accurate Description.

Being the same property conveyed to Crystal Thomas, unmarried, by Warranty Deed from Martha F. Wilson, of record in Instrument No. 20070214-0018479, in the Register's Office of Davidson County, Tennessee, dated February 13, 2007, and recorded in instrument No. 20070214-0018479 on February, 14, 2007.

Further being the same property conveyed to Crystal Leigh Morgan and Michael Brandon Morgan, wife and husband, by Quitclaim Deed from Crystal Leigh Morgan (formerly known as Crystal Thomas) and Michael Brandon Morgan, wife and husband, of record in Instrument No. 20230105-0000966, in the Register's Office of Davidson County, Tennessee, dated January 05, 2023, and recorded on January 05, 2023.

The said Crystal Thomas being now known as Crystal Leigh Morgan

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Shelby Village No. Two, as recorded in Book 1835, Page 48, as amended in Book 1977, Page 205, and in Book 2040, Page 493, and corrected in Book 2032, Page 191.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2015, Page 639.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1506 Electric Avenue, Nashville, TN 37206**.

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 14th day of April, 2023.

Crystal Leigh Morgan

Michael Brandon Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2023, before me personally appeared Crystal Leigh Morgan, 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, at office, this 14th day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2023, before me personally appeared Michael Brandon Morgan, 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, at office, this 14th day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 17, 2023 (date of document).

Affiant Signature

April 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023