WARRANTY DEED

Karen Johnson Davidson County
Batch# 994589 DEEDWARR
04/20/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20230420-0029226

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-3-24

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Morris	**New Owner**	012000017.00
(NAME)	(NAME)	
6456 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Shannon Schindel, Personal Representative of the Estate of Michael G. Williams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Morris and Kelly Morris, husband and wife, 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. 1 on the Leo Curtis Subdivision Plan of record in Book 7900, page 320, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael G. Williams, married from Harold L. Harden, Jr., married and Frank A. Harden, married, as Co-Executors of the Estate of Harold L. Harden, Sr. by Deed dated June 14, 2007 and as of record in Instrument No. 20070618-0072667, said Register's Office. The said Michael G. Williams having since died testate December 10, 2022. Pursuant to the Last Will and Testament of Michael Gene Williams probated in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 23P291, the subject property is to be part of the probate estate and Letters Testamentary issued to Shannon Schindel. Said Will devised the property to Shannon Schindel and empowers her as Personal Representative to convey the subject property.

Subject to any and all matters and notes on plat of record in Plat Book 7900, Page 320, Register's Office, Davidson County, Tennessee.

Subject to dedication of right of way and temporary construction easement of record in Instrument No. 20220718-0081753, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6456 Lickton Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 19th day of April, 2023.

THE ESTATE OF MICHAEL G. WILLIAMS

By: Shannon Schindel

Shannon Schindel, Personal Representative

STATE OF Wisconsin

COUNTY OF Outagamie

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shannon Schindel as Personal Representative of The Estate of Michael G. William, 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 and who further acknowledged that she is the Personal Representative of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 19th day of April, 2023.

Elizabeth Renee Talavera

Notary Public

My commission expires: 03/27/2027

ELIZABETH RENEE TALAVERA
Notary Public
State of Wisconsin

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-19-23 .

Affiant Signature

4-19-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of April, 2023.

Notary Signature

My Commission Expires: 05/09/2026

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON