Box 14
36641-8

Karen Johnson Davidson County
Batch# 998880 DEEDWARR
05/02/2023 03 13 19 PM 2 pgs
Fees: $13 00 Taxes $1,480 00
20230502-0032572

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH23-05751

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Morgan 928 Riverside Drive Nashville, TN 37206	Mortgage Research Center, LLC dba Veterans United Home Loans 1400 Forum Blvd., Ste. 18 Columbia, MO 65203	083 07 0 096.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Suzanna Ruth Campbell, a/k/a Suzanna Ruth Campbell Jones, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Morgan a single man**, hereinafter called the Grantees, their successors 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 parts of Lot Nos. 54, 55, and 56 on the Map of Subdivision of Robert E Powers' Lands, of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by George W. Watkins, Surveyor, made August 23, 1949, as follows:

Beginning at a point in the Westerly margin of Riverside Drive 21 feet North of the corner Lots 54 and 55; thence Westerly, crossing the line between said lots at 63.4 feet, a total distance of 199.5 feet to a point in the rear line of Lot 55, which is 6.3 feet North of the corner of Lots 55 and 56, in the East right-of-way line of the L & N Railroad; thence Southerly along the line of said right-of-way, 52.8 feet to a point which is 6.5 feet North of the corner of Lots 56 and 57; thence North 67 degree 30 minutes East, crossing the line between Lots 55 and 56 at 141 6 feet, a total distance of 207 feet to a Westerly margin of Riverside Drive; thence with the margin of the same Northerly 52 feet to the beginning.

Being the same property conveyed to Suzanna Ruth Campbell, A Single Woman, by Warranty Deed from Urbangate Development Group, LLC, A Michigan Limited Liability Company, of record in Instrument No. 20150915-0093308, in the Register's Office of Davidson County, Tennessee, dated September 10, 2015 and recorded on September 15, 2015.

Alexander Jones, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject proeprty.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **928 Riverside Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of April, 2023

Suzanna Ruth Campbell Jones

Alexander Jones

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Suzanna Ruth Campbell and Alexander Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at HENDERSONVILLE, Tennessee, this 27th day of APRIL, 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026