Karen Johnson Davidson County
Batch# 1009849 DEEDWARR
06/01/2023 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230601-0041257

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-23-0039

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $360,000.00.

Sworn to and subscribed before me this 31 day of May, 2023.

Affiant

Notary Public 10/2/2023

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. 10/2/2023

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Timothy Skipper, et ux **3603 Batavia Street** **Nashville, TN 37209**	**Movement Mortgage, LLC** **8024 Calvin Hall Road** **Indian Land, SC 29707**	119-10-0-060.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Addison Payne Morris, individually and as Executor of the Estate of Bruce Edward Morris**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Skipper and Stephanie Skipper, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:.

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Hidden Acres of record in Plat Book 1130, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce Morris, an unmarried person by Warranty deed from Heatherstone Properties, LLC of record in Instrument No. 20070202-0013891 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 02, 2007.Bruce Morris died December 30, 2022, and title vested Addison Payne Morris as Will Devisee. See also Estate of Bruce Edward Morris, Docket No. 23P206, Seventh Circuit Court for Davidson County at Nashville, Probate Division.

This is improved property known as **2719 Druid Drive, Nashville, TN 37210.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor X Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 31st day of May, 2023.

Addison Payne Morris, Individually and as
Executor of the Estate of Bruce Edward Morris

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Addison Payne Morris, individually and as Executor of the Estate of Bruce Edward Morris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2023.

Notary Public
My commission expires: 7-8-2023

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 5/31/2023.

D. Shayne Adair

6/1/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 **day of** June, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026