Karen Johnson Davidson County
Batch# 1015569 DEEDWARR
06/15/2023 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230615-0045780

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to me on 06/14/23.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 9-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amber Morrissey Harland F. Morrissey, III 2905 W. Linden Ave Nashville, TN 37212	Amber Morrissey Harland F. Morrissey, III 2913 W. Linden Ave. Nashville, TN 37212	104 14 0 107.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Walker Hanlon and Katherin Sudol, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Amber Morrissey and Harland F. Morrissey, III, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the East 52 feet of the North 165 feet of Lot No. 29, and the West 24 feet of the North 165 feet of Lot No. 30, on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 76 feet on the South side of West Linden Avenue, formerly Sunset, and run back between parallel lines 165 feet to a dead line.
>
> Being the same property conveyed to William Walker Hanlon and Katherin Sudol, husband and wife, by Warranty Deed from Courtney Caudle Travers and Brent Travers, wife and husband, of record in Instrument No. 20190426-0038665, in the Register's Office of Davidson County, Tennessee, dated April 24, 2019 and recorded on April 26, 2019.
>
> This is improved property known as 2905 W. Linden Ave, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 06/14/23

William Walker Hanlon

Katherin Sudol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/14/23, before me personally appeared William Walker Hanlon and Katherin Sudol, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/14/23

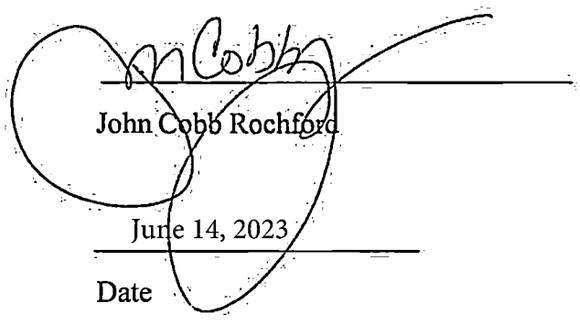


NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 14, 2023.



John Cobb Rochford

June 14, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 14, 2023.



Brooke Sobo

My commission expires: 9/8/26

