Karen Johnson Davidson County
Batch# 1018272 DEEDWARR
06/23/2023 10 04 33 AM 2 pgs
Fees $13 00 Taxes $9,943 75
20230623-0047855

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,687,500 00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Timothy Adam Sinks and Catherine Norvell	NEW OWNER	146-06-0-049 00
(NAME)	(NAME)	
830 Overton Lane	830 Overton Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael D. Morello and Karen Lea Coover, Co-Trustees of the Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D. Morello and Karen K. Morello dated May 16, 2022**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **T. Adam Sinks and Catherine Norvell, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Lot No 9, on the plan of TREEMONT, of record in Plat Book 6250, Pages 895-897, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael D Morello and/or Karen K Morello, Trustees of the Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D Morello and Karen K Morello dated May 16, 2022, by Quitclaim Deed dated 05/16/2022 from Karen K. Morello of record in Instrument No 20220520-0058947, Register's Office for Davidson County, Tennessee

Karen K Morello passed away on January 22, 2023 and Karen Lea Coover was appointed as successor Co-Trustee by the Revocable Trust Agreement of Michael D Morello and Karen K Morello dated May 16, 2022

This conveyance is subject to the following: Matters shown on plat of record in Plat Book 6250, Pages 895-897, Register's Office for Davidson County, Tennessee, Declaration of Restrictive Covenants for Treemont of record in Book 6833, Page 594, as amended in Book 6833, Page 601, Book 8259, Page 498, Instrument No 20051202-0145241, Instrument No 20061207-0151539, Instrument No 20100212-0011250, Register's Office for Davidson County, Tennessee, Bylaws for Treemont of record in Book 6833, Page 620, as amended in Instrument No 20061207 0151540, Instrument No

20121025-0097770, Register's Office for Davidson County, Tennessee, Charter of Treemont HOA of record in Book 6833, Page 617, as amended in Book 6840, Page 509, Instrument No 20061207-0151538, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 830 Overton Lane, Nashville, TN 37220
(House No) (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 successors 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

Effective the 20th day of June, 2023

Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D Morello and Karen K Morello dated May 16, 2022

BY _____
Michael D Morello
Co-Trustee

BY _____
Karen Lea Coover
Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Michael D Morello adn Karen Lea Coover, which whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposees therein contained, and who further acknowledged that he/she is the Trustee of the Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D Morello and Karen K Morello dated May 16, 2022, and is authorized by the trust document to exeucte this instrument on its behalf

Witness my hand and seal, at office, this 20th day of June, 2023

_____
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064