(1)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1022179 DEEDWARR
07/03/2023 10:06:55 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20230703-0050584

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

02-NSH23-06120

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Lynn Morris 7005 Lenox Village Dr.C-7 Nashville, TN 37211	New Owner	172 12 0D 027.00

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, **David B. Wallus, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Lynn Morris, a single person**, 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 Unit No. C-7 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as Exhibit B of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-01, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to David B. Wallus, Unmarried, by Warranty Deed from Jaime D. Marconette, of record in Instrument No. 20161018-0109789, in the Register's Office of Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016.

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: 7005 Lenox Village Dr.C-7, Nashville, TN 37211

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 26 day of June, 2023

David B. Wallus

STATE OF SC

COUNTY OF York

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David B. Wallus, 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 Fort Mill, SC, this 28 day of June, 2023.

Notary Public

My Commission Expires: 10/11/2031

Tina E. Bagley
Notary Public
State of South Carolina
My Commission Expires October 11, 2031