Karen Johnson Davidson County
Batch# 1023033 DEEDWARR
07/06/2023 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230706-0051552

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2023.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elyse Wiser	Legacy Home Loans	128-12-0A-117.00 CO
(NAME)	(NAME) dba Steadfast Mortgage	
320 Old Hickory Boulevard, Apartment 2711	1936 Stearman Dr. Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	White House, TN 37188	
(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, **Troy Morrison, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elyse Wiser, an unmarried woman,** 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 Unit No. 117, Building No. 27, on the Plan of Eagle Ridge at the Reserve, Section 7, Phase 1B, as shown on Exhibit "A", a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated and established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875, as corrected by Scrivener's Affidavit in Instrument No. 20051129-0143344, as supplemented and amended by Supplement and Amendment No. 21 to the Master Deed of Eagle Ridge at the Reserve of record in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed as aforementioned, said Register's Office for a more complete description of said Unit.

Being the same property conveyed to TROY MORRISON, by deed from SHAWN D. MATHIS AND WIFE, VIDA MATHIS AND SARAH A. MATHIS, UNMARRIED, of record in Instrument No. 20131202-0122672, dated November 22, 2013, said Register's Office.

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 ☒ 320 Old Hickory Boulevard, Apartment 2711, Nashville, TN 37221
(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 heirs 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 3rd day of July, 2023.

Troy Morrison

STATE OF TENNESSEE

COUNTY OF Williamson

On this 3rd day of July, 20 23, before me personally appeared Troy Morrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 6, 2023 (date of document).

Affiant Signature

July 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023