Karen Johnson Davidson County
Batch# 1025192 DEEDWARR
07/12/2023 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230712-0053191

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 $550,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2023.

Notary Public

My commission expires: 5/9/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wayne Morris	New Owner(s)	083-03-0-171.00
PO BOX 120601		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICIA W. PERRY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WAYNE MORRIS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 and the Northerly part of Lot No. 8 in G. W. Carver's unrecorded plan of the Subdivision of certain lots in W. S. Ashworth's Subdivision, to wit:

Being parts of Lots No. 21 and 22 in W. S. Ashworth's Re-Subdivision of Lots No. 47, 48, 49, and 50 in the Town of Brownsville, a plan of which is of record in Book 161, page 153, Register's Office for Davidson Country, Tennessee.

Being the same property conveyed to Patricia W. Perry by Warranty deed from Alvin C. Willis, Jr. and Wife, Anna J. Willis of record in Book 6965, page 591, Register's Office for Davidson County, Tennessee, dated August 28, 1986 and recorded on September 02, 1986.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1110 Riverside Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2023.

Patricia W. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia W. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25

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 11, 2023 (date of document).

Affiant Signature

July 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th 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