THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $377,500.00

Affiant

Subscribed and sworn to before me, this 11th day of July, 2023.

Notary Public
My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Grant James Helber 1841 Merritt Street Nashville, TN 37138	New Owner Grant James Helber 1841 Merritt Street Nashville, TN 37138	Tax Parcel ID No. 053-06-0B-130.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COREY MORGAN AND ELIZABETH WOLF, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GRANT JAMES HELBER,** _____ ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Waterford, Phase 4B of record in Plat Book 7900, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corey Benjamen Morgan, unmarried man and Elizabeth Wolf, unmarried woman and Randall Morgan, married man by Warranty deed from Sharon Faye Buzo and Diane Elizabeth Wingo of record in Instrument No. 20200730-0084252 Register's Office for Davidson County, Tennessee, dated July 25, 2020 and recorded on July 30, 2020. (Value of consideration shown in aforementioned deed $261,050.00.)

Being the same property conveyed to Corey Morgan, unmarried man and Elizabeth Wolf, unmarried woman by Quitclaim deed from Corey Benjamen Morgan, unmarried man and Elizabeth Wolf, unmarried woman and Randall Morgan, married man of record in Instrument No. 20220307-0025529 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on March 07, 2022.

Karen Johnson Davidson County
Batch# 1027209 DEEDWARR
07/18/2023 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,396.75
20230718-0055103

This is improved property commonly known as: **1841 Merritt Street Nashville, TN 37138**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 11 day of JULY, 2023.

Official Seal
Keenan Allen
Notary Public State of Illinois
My Commission Expires 02/01/2025

COREY MORGAN

ELIZABETH WOLF

STATE OF ILLINOIS)
)
COUNTY OF ST CLAIR)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COREY MORGAN AND ELIZABETH WOLF**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of JULY, 2023.

Official Seal
Keenan Allen
Notary Public State of Illinois
My Commission Expires 02/01/2025

Notary Public
My Commission Expires: 02/01/2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/11/2023** (date of document).

Affiant Signature

7/11/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **JULY**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

