THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230645149

Karen Johnson Davidson County
Batch# 1028063 DEEDWARR
07/19/2023 11 34 56 AM 2 pgs
Fees $13 00 Taxes $4,625 00

20230719-0055554

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000 00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2023

Notary Public
My Commission Expires _____

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information·
Gregory S Howard 1034 Woodvale Drive Nashville TN 37204	New Owner	Tax Parcel ID No 131-04-0-138.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Brent Morris and Marissa Lynne Watson. Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gregory S. Howard**, ("Grantee"), his 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(s) 16, in Block 16, as shown on the map entitled Collage Park, of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description Together with a portion of Clarrice Avenue closed by Bill No 62-314, Metropolitan Clerk's Office

Being the same property conveyed to DAVID BRENT MORRIS AND MARISSA LYNNE WATSON, HUSBAND AND WIFE, by deed from SUZANNE RAGSDALE, of record in Plat Book 843, page 29 , dated July 9, 2018 , said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 131-04-0-138 00

Matters shown on the Plan of record in Plat Book 843, page 29, said Register's Office.

Easements as retained in Bill No 62-314, Metropolitan Clerk's Office, Davidson County, Tennessee

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, page 423, said Register's Office.

This is improved property located at 1034 Woodvale Drive Nashville TN 37204

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 18th day of July, 2023

David Brent Morris

Marissa Lynne Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Brent Morris and Marissa Lynne Watson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2023

Notary Public

My Commission Expires. _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026