Box 14
36797-8
Return to:
Attorneys Title Company, Inc.

Karen Johnson Davidson County
Batch# 1029128 DEEDWARR
07/21/2023 11 00 53 AM 2 pgs
Fees $13 00 Taxes $3,145 00
20230721-0056329

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2408

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2023

Notary Public

Commission Expires: 8/6/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Morphis 1913 Liberty Square Nashville, TN 37215	John Morphis 1913 Liberty Square Nashville, TN 37215	131-03-0J-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert Lee Kapp, IV and Katie Swanson Kapp, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Morphis, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 7 on the Plan of Liberty Hall of record in Plat Book 6900, Page 151, 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 James Myrick, unmarried by Warranty deed from Richard R. Lopez Jr and wife, Maria E. Ayala of record in Book 9105, page 77, Register's Office for Davidson County, Tennessee, dated September 29, 1993 and recorded on October 05, 1993. (Value or consideration shown in aforementioned deed $174,000.00.)

Being the same property conveyed to Mary E. McCuen by Deed Creating Tenancy by the Entirety deed from James Myrick of record in Book 9368, page 417, Register's Office for Davidson County, Tennessee, dated June 02, 1994 and recorded on June 06, 1994. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Mary McCuen Myrick by Quitclaim deed from James Myrick of record in Book 11207, page 742, Register's Office for Davidson County, Tennessee, dated November 13, 1998 and recorded on November 17, 1998. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Mary McCuen Myrick, a married woman of record in Instrument No. 20210802-0103545 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on August 02, 2021. (Value of consideration shown in aforementioned deed $600,000.00.)

Being the same property conveyed to MESA VERDE Assets, LLC by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20210804-0104712 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on August 04, 2021. (Value of consideration shown in aforementioned deed $600,000.00.)

Being the same property conveyed to Robert L. Kapp, IV and Katie Swanson Kapp, husband and wife by Warranty deed from MESA VERDE Assets, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230113-0003124 Register's Office for Davidson County, Tennessee, dated January 10, 2023 and recorded on January 13, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1913 Liberty Square, Nashville, TN 37215

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 so 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.

Dated this the 13th day of July, 2023.

Robert Lee Kapp, IV

Katie Swanson Kapp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2023, before me personally appeared Robert Lee Kapp, IV and Katie Swanson Kapp, 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's (or persons') free act and deed.

Witness my hand, at office, this 13th day of July, 2023.

Notary Signature
My commission expires:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp 3/15/2025
COUNTY OF WILLIAMSON