Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

G-SC-23-521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $672,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Raener Elizabeth-Towns Jones	**New Owner**	
(NAME)	(NAME)	
521 Snyder Avenue		**091-10-0-245 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS MORRIS AND LAUREN MORRIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAENER ELIZABETH-TOWNS JONES, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 4, Block A on the map of MRS S E Drakes Subdivision of Block "A" and J M Davidson's Subdivision of Block "B" Vernon and Lovell's Coleman Heights Plan of record in Plat Book 332, Page 25, 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 Thomas Morris by Warranty deed from Jeff Checko, a married man of record in Instrument No 20200225-0021010 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 25, 2020

Being the same property conveyed to Thomas Morris, an unmarried man and Lauren Beasley, an unmarried woman, as tenants in common with rights of survivorship by Quitclaim deed from Thomas Morris, an unmarried man of record in Instrument No 20200226-0021504 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 26, 2020

The said Lauren Beasley N/K/A Lauren Morris and Thomas Morris having since married

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 25, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **521 Snyder Avenue, Nashville, Tennessee 37209**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch# 1029639 **DEEDWARR**
07/24/2023 09 58 52 AM 2 pgs
Fees $13 00 Taxes $2,486 40

20230724-0056702

Witness my/our hand(s) this the 21 DAY OF JULY, 2023

Thomas Morris

Lauren Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of July, 2023.

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of July, 2023.

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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