THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645042**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2023. Notary Public My Commission Expires: 6-1-2025

BRYANT L GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1032975 DEEDWARR
08/01/2023 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230801-0059292

WARRANTY DEED

Address New Owner: Hayden R. Fussell and Elaine Fussell 5137 Regent Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 15 0 010.00

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, **Stephen Paul Morrison and Mandy A. Morrison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hayden R. Fussell and Elaine Fussell, husband and wife**, ("Grantees"), its 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. 258 on the Plan of Haileywood Estates, Section 8-D of record in Book 3500, Page 7, 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 Stephen Paul Morrison and Mandy A. Morrison husband and wife, by Quitclaim Deed from Stephen Paul Morrison, a married man, of record in Instrument No. 20200624-0068190, in the Register's Office of Davidson County, Tennessee, dated May 18, 2020 and recorded on June 24, 2020.

Being the same property conveyed to Stephen Paul Morrison, by Warranty Deed Creating Tenancy by the Entirety from Mandy Gallagher, aka Mandy Aubrey Gallagher, of record in Instrument No. 20191114-0117325, in the Register's Office of Davidson County, Tennessee, dated October 25, 2019 and recorded on November 14, 2019.

Being the same property conveyed to Mandy Gallagher, Single Woman, by Warranty Deed from William Greenleaf and Jennifer Greenleaf, Husband and Wife, of record in Instrument No. 20140820-0075827, in the Register's Office of Davidson County, Tennessee, dated July 25, 2014 and recorded on August 20, 2014.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haileywood Estates, Section 8-D, as recorded in Book 3500, Page 7.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2862, Page 364 and Book 3501, Page 476.

This is improved property located at 5137 Regent Drive Nashville TN 37220

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 31st day of July, 2023.

Stephen Paul Morrison

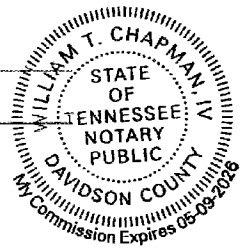
Mandy A. Morrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Paul Morrison and Mandy A. Morrison, 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 31st day of July, 2023.

Notary Public
My Commission Expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 31, 2023 (date of document).

Jennifer L. Pennell

July 31, 2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of July, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026