Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-23-1412

Karen Johnson Davidson County
Batch# 1035606 DEEDWARR
08/07/2023 03 19 47 PM 2 pgs
Fees $13 00 Taxes $2,952 60

20230807-0061154

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

CRT File No. 230645081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $798,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2023.

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Morris and Lauren Morris 1412 Hampshire Place Nashville TN 37221	New Owner	Tax Parcel ID No. 142-16-0A-074.00 CO

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, **Patrick Joseph Morris, unmarried, and Judith Sydney Reese, unmarried, tenants in common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Morris and Lauren Morris, husband and wife**, ("Grantees"), their 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) 74, as shown on the map entitled Plat of Phase Two of Devon Park, a Planned Unit Development, of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATRICK JOSEPH MORRIS and JUDITH SYDNEY REESE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from CHARLES FAISON NORRIS, of record in Instrument No. 20210618-0082469 , dated June 15, 2021 , 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. 142-16-0A-074.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 432, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6176, page 7, amended in Book 6541, page 542 and Book 6967, page 156, said Register's Office.

By-Laws of record in Book 8276, page 53, said Register's Office.

This is improved property located at 1412 Hampshire Place Nashville TN 37221

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 2nd day of August, 2023

Patrick Joseph Morris

Judith Sydney Reese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick Joseph Morris and Judith Sydney Reese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2023

Notary Public

My Commission Expires: _____

