Karen Johnson Davidson County
Batch# 1055000 DEEDWARR
09/28/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230928-0076212

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 460,000.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
26th day of September, 2023

Notary Public
MY COMMISSION EXPIRES:
5-9-2026
(Affix Seal)

C23-125

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Morton	Republic Bank & Trust Company	
3907 Brick Church Pike	200 S. 7th St. Ste. 110	**041-10-0-014.00**
Nashville, TN 37207	Louisville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, **Leamon Andrews aka George Leamon Andrews and Wife, Marianna Andrews,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Michael S. Morton, a Single 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 3907 Brick Church Pike, Nashville, Nashville, TN 37207. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 509 on the plan of Bellshire Estates, Section "B:, of record in Book 2331, Pages 128 and 129, Register's Office for said County.

Said Lot No. 509 fronts 132.0 feet on the Easterly margin of Brick Church Pike and extends back 230.3 feet on the Northerly line and 227.4 feet on the Southerly line to a dead line in the rear, measuring 132.1 feet thereon.

Being the same property conveyed to Leamon Andrews, and Wife, Marianna Andrews by Warranty Deed from Billy G. Halliburton, And Wife, Dianne Halliburton dated 10/11/1982 and filed for record on 10/13/1982 of record in Book 5949, Page(s) 676-677, said Register's Office for said County.

This property herein conveyed is subject to restrictive covenants of record in Book 2542, Page 415 Register's Office for said County, and to the matters set forth in the above reference plan of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **3907 Brick Church Pike, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do 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.

Witness our hands this 26th day of September, 2023.

Leamon Andrews aka George Leamon Andrews by Barry Andrews Attorney-in-fact
Leamon Andrews aka George Leamon Andrews, By: Barry Andrews Attorney-in-Fact

Marianna Andrews by Barry Andrews Attorney-in-fact
Marianna Andrews, By: Barry Andrews Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On the day of September 26th 2023, before me personally appeared **Barry Andrews** Individually, and to me known to be the person who executed the foregoing instrument in behalf of GIVER, as **HIS** Attorney in Fact, and acknowledger the **HE**executed the same as the free act and deed of the said **Leamon Andrews aka George Leamon Andrews.**

Witness my hand and official seal this 26th day of September, 2023.

Commission Expires: 6-29-2027

Rebecca Moss
Notary Public

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On the day of September 26th 2023, before me personally appeared **Barry Andrews** Individually, and to me known to be the person who executed the foregoing instrument in behalf of GIVER, as **HER** Attorney in Fact, and acknowledger the **SHE** executed the same as the free act and deed of the said **Marianna Andrews.**

Witness my hand and official seal this 26th day of September, ~~2023.~~

Commission Expires: 6-29-2027

Rebecca Moss
Notary Public

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 26, 2023 (date of document).

Affiant Signature

September 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023