Karen Johnson Davidson County
Batch# 1060413 DEEDWARR
10/13/2023 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20231013-0080347

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-BR-23-2714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(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)
Lawrence Samuel Quinones and Sheila Jean Tully	**NEW OWNER**	
(NAME)	(NAME)	**104 15 0139.00**
2714 West Linden Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **JAMES W. MORGAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAWRENCE SAMUEL QUINONES AND SHEILA JEAN TULLY, MARRIED TO EACH OTHER,** 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 the Easterly one-half of Lot No. 13 on the Plan of Sunset Park Subdivision, of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 13 fronts 50 feet on the Northerly side of West Linden Avenue and runs back between lines 163.7 feet on the Easterly line, and 163.8 feet more or less on the Westerly line, to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to James W. Morgan, an unmarried man by Warranty Deed from Blue Summit Properties, LLC of record in Instrument Number 20200717-0078740, in the Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 17, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee.
- Driveway Agreement of record in Book 4888, Page 751, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20200124-0009072, in the 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: **2714 West Linden Ave., Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 12 DAY OF OCTOBER, 2023.

James W. Morgan

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. MORGAN, 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 12th of October, 2023.

Notary Public Amanda F Zorc
My Commission Expires: May 10, 2026
(SEAL)

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 10/6/23 (date of document).

Affiant Signature

Date 10/12/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

