Name and Address of New Owner:
Mark Morris and Kelley Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1065861 DEEDWARR
10/27/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20231027-0084322

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 019-13-0-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Krantz, St. and Linda Krantz, Trustees of The Thomas and Linda Krantz Revocable Living Trust dated April 30, 2021**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Morris and Kelley Morris, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of James M. Phipps Addition to Goodlettsville of record in Plat Book 547, Page 151, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> SAID Lot No. 30 fronts 50.0 feet on the easterly margin of Bass Avenue and extends back between lines 139.2 feet on the northerly line, and 146.9 feet on the southerly line to a line along the westerly margin of an unnamed street, on which it measures 50.00 feet.
>
> Being the same property conveyed to Thomas Krantz, Sr. and Linda Krantz, Co-Trustees of The Thomas and Linda Krantz Revocable Living Trust dated April 30, 2021 by Warranty Deed from Tibsen Properties LLC, a Tennessee Limited Liability Company, of record as Instrument Number 20230421-0029726, Register's Office for Davidson County, Tennessee, dated April 21, 2023 and recorded on April 21, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of October, 2023.

The Thomas and Linda Krantz Revocable Living Trust dated April 30, 2021

By: _____
Thomas Krantz, Sr., Trustee

By: _____
Linda Krantz, Trustee

State of Tennessee
County of Davidson

Before me, Steven Disser of the state and county mentioned, personally appeared Thomas Krantz, St., Trustee and Linda Krantz, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The Thomas and Linda Krantz Revocable Living Trust dated April 30, 2021, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 27th day of October, 2023.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary's Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3-9-26
File No. GNT-23-2938

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10.27.23.

Affiant Signature

10.27.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of October, 2023.

Notary Signature

My Commission Expires: 5.9.24

