Karen Johnson Davidson County
Batch# 1083540 DEEDWARR
12/19/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20231219-0097642

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Lester Morris
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF Dec., 2023.

Kara Krantz
NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23110040

Address of New Owner
Lester Morris
1809 4th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Same

Tax Information:
081-08-0-286.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Karen N. Bamman, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Lester Morris,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 in D. T. McGavock's Subdivision to Nashville as per plan in Plan Book No. 21, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 begins at a point 196 feet, more or less, north from the northwest corner of Buchanan Street and 4th Avenue North; running thence north with said 4th Avenue North, 50 feet; thence westerly 161 feet to an alley; thence southerly with said alley 50 feet; thence easterly 161 feet to the point of beginning.

Being the same property conveyed to Charles L. Bamman and wife, Karen N. Bamman, by Warranty Deed from Eleanor J. Boyd dated 07/21/1967 and recorded on 07/21/1967 at Book 4153, Page 878, Register's Office for Davidson County, Tennessee. Charles L. Bamman having since died on or about 10/03/2023, leaving Karen N. Bamman as the surviving tenant by entirety.

This is property generally located:
1809 4th Avenue North, Nashville, TN 37208

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 21, Page 64, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Karen N. Bamman** has caused this instrument to be executed, this the 19th day of Dec., 2023.

Karen N. Bamman

Karen N. Bamman

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Karen N. Bamman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 19th day of Dec., 2023.

My Commission expires: 2-5-2025

Kara Krantz
NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12/19/23 (date of document).

L. Broner McCoy
Date: 12/19/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 19th day of Dec., 2023.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY