WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1099887 DEEDWARR
02/09/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20240209-0009329

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Scott Ruffatto	Same	
(NAME)	(NAME)	081 15 0 463.00
2102 Scovel St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **DEXTER B. MORRISON, DOROTHY L. MORRISON, UNMARRIED AND WENDY B. MORRISON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL SCOTT RUFFATTO, _____**, 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:

Being Lots Nos. 20 and 21 on the Map of Southern Securities Company's unrecorded Subdivision of a 2-5/8 Acre Tract and Lots Nos. 23, 24, 25, and 26 on the Map of Shield's Lot Addition, as of record in Plat Book 57, Page 62, Register's Office for said County. According to an unregistered copy of a survey made by John Wilkes, Civil Engineer, in February, 1931, not of record, said Lots 20 and 21 are described as follows:

Beginning at a point in the North margin of Scovell Street at the corner of Lots Nos. 19 and 20 on said unrecorded plan, said point being 125 feet 10 inches East from the Southwest corner of Lot No. 23 on said original Shield's plan; thence Northerly 140 feet to a point in the South margin of an alley being 124 feet East of the original Northwest corner of said Lot No. 23; thence with the margin of said alley, 80 feet to a point being the original line between Lots Nos. 26 and 27 of said Shield's Plan; thence with said line Southerly 140 feet to the North margin of Scovell Street; thence with the margin of the same, Easterly 82 feet to the beginning.

Being the same property conveyed to Albert B. Morrison, by Warranty Deed from Vernaline Watson, of record in Book 9881, Page 125, in the Register's Office of Davidson County, Tennessee, dated November 29, 1995 and recorded on December 06, 1995. Albert Morrison died Intestate on 05/18/2021. Dexter Bennett Morrison , Dorothy Louise Morrison and Wendy Beth Morrison are the heirs at law of the decedent pursuant to the Probate of record in the Seventh Circuit Court for Davidson County, Tennessee in Case# 21P1230. Affidavits of heirship recorded in the Registers office for Davidson County, Tennessee in Instrument No. 20220630-0075927 and 20220630-0075926.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Dexter Morrison herein signed as Attorney in fact for Dorothy L. Morrison. Said Power of Attorney is of record Instrument No. 20200212-0016075 in the Registers office for Davidson County, Tennessee.

This was not the marital residence for Dexter B. Morrison nor Wendy B. Morrison.

MO2023-1395

unimproved
This is improved x property, known as 2102 Scovel St., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 my hand this 5th day of February, 2024.

DEXTER B. MORRISON

WENDY B. MORRISON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dexter B. Morrison and Wendy B. Morrison, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of February, 2024.

Witness my hand this 5th day of February, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

x Dorothy L. Morrison

By Dexter B. Morrison, Attorney in Fact

DOROTHY L. MORRISON

BY: DEXTER B. MORRISON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dexter B. Morrison, to me known to be the person who executed the foregoing instrument on behalf of Dorothy L. Morrison and acknowledged that he executed the same as the free act and deed of Dorothy L. Morrison.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2023-1395

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/5/24 (date of document).

Regina Sullo
Affiant Signature

February 9, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 9th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026