THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347093

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2024.

Notary Public
My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-09-2026

Karen Johnson
Batch # 1118953
04/04/2024 10:02:52 AM
Fees: $13.00 Taxes: $1,757.50

Davidson County
DEEDWARR
2 pgs

20240404-0023833

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Morgan and Hannah Morgan 600 Village Trace Court Nashville TN 37211	New Owner	Tax Parcel ID No. 161 10 0B 026.00

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 of which is hereby acknowledged, **Julie Claire Silliman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Morgan and Hannah Morgan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 217, Villages of Brentwood, Phase Five, as shown on plat of record in Plat Book 6900, Page 896, amended in Book 8173, Page 779, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Julie Claire Silliman, an unmarried woman, by Warranty Deed from Lisa Lenahan Garramone and husband William Louis Garramone, of record in Instrument No. 20160826-0089576, in the Register's Office of Davidson County, Tennessee, dated August 22, 2016 and recorded on August 26, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Five, Villages of Brentwood, as recorded in Plat Book 6900, Page(s) 896 and amended in Book 8173, Page 779.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 6852, Page 497 and Book 8507, Page 831.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7834, Page 676.

Order of Possession in favor of Piedmont Natural Gas, for Gas Lines recorded at Instrument No. 20130419-0039360.

This is improved property located at 600 Village Trace Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2024.

Julie Claire Silliman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Claire Silliman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024