WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DM-P-24-140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1120696
04/09/2024 10:00:19 AM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20240409-0025055

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kristin H Reveal and Nathanael H Reveal	FirstBank	
(NAME)	(NAME)	
140 Morton Mill Circle	722 Columbia Ave.	**141-12-0D-140.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(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, **GARRETT EVAN ASHER AND ELIZABETH ASHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIN H REVEAL AND NATHANAEL H REVEAL, WIFE AND HUSBAND,** 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 Lot. No. 140 (and driveway serving said lot) on the Plan of Third Revision of Morton Mill Estates, a Planned Unit Development, of record in Plat Book 7900, Page 561, and as formerly described on Second Revision of Morton Mill Estates of record in Book 7900, Page 226, in the Registers Office, for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Garrett Evan Asher and Elizabeth Asher, husband and wife by Warranty Deed from Nancy Asher and Harvey Asher as Co-Trustees of The Nancy Asher Revocable Trust Agreement dated September 22, 2014 of record in Instrument No. 20200513-0049706 Register's Office for Davidson County, Tennessee, dated May 6, 2020 and recorded on May 13, 2020.

Garrett Evan Asher and Elizabeth Asher, having since divorced, are each now known as unmarried for the purposes of this conveyance and in accordance with the Final Decree of Divorce, Docket No. 23D578 in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 226, as revised in Plat Book 7900, Page 561, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of Morton Mill Estates of record in Plat Book 6900, Page 406 and Plat Book 6900, Page 765 Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7546, Page 145, as amended in Book 7936, Page 704, Book 8079, Page 804 and Amendment Instrument no. 20190605-0053782, Register's Office for Davidson County, Tennessee.
- By-Laws of Morton Mill Homeowner's Association, Inc. of record in Book 7546, Page 154, supplemented by instrument recorded in Book 7936, Page 709, in the Register's Office for Davidson County, Tennessee.
- Charter of Morton Mill Homeowner's Association, Inc. of record in Book 7414, Page 335, in the Register's Office for Davidson County, Tennessee.
- Dedication of common areas conveyed to Morton Homeowners' Association, Inc. of record in Book 7548, Page 963, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utility District of record in Book 4817, Page 784, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **140 Morton Mill Circle, Nashville, Tennessee 37221**.

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 8th DAY OF APRIL, 2024.

Garrett Evan Asher

Elizabeth Asher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRETT EVAN ASHER, 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 8th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH ASHER, 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 8th of April, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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