Name and Address of New Owner:
Brian Duwayne Jackson and Angela Victoria Jackson
305 Kemper Drive South
Nashville, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1134241 DEEDWARR
05/13/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,194.10
20240513-0035062

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

Map & Parcel No: 042-13-0-003.00

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, **Stanley Hulon Morris, Jr., Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Duwayne Jackson and Angela Victoria Jackson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 154 on the Plan of Kemper Heights S/D, Section 2 of record in Book 2331, Page 104, Register's Office, Davidson County, Tennessee, described as follows:

Said Lot No. 154 fronts 130.0 feet on the southwesterly side of Kemper Drive, South and extends back between lines 313.0 feet on the northwesterly line and 299.1 feet on the southeasterly line to a dead line in the rear on which it measures 130.6 feet.

Being the same property conveyed to Stanley Hulon Morris and wife, Dorothy Sue Morris by Warranty Deed from Gaines and Gaines Construction Company, Inc., a corporation of record in Book 2693, Page 405, Register's Office for Davidson County, Tennessee, dated August 13, 1975 and recorded on August 14, 1975.

Being the same property conveyed to Stanley Hulon Morris, Jr., Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris, by Quitclaim Deed from Stanley Hulon Morris, by and through my Attorney-in Fact, Stanley Hulon Morris, Jr. and Dorothy Sue Morris, spouse of Stanley Hulon Morris, of record in Instrument No. 20170615-0060114 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 15, 2017.

This is improved property located at 305 Kemper Drive South, Nashville, TN 37115.

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.

202405130035062

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 9th day of May, 2024.

Stanley Hulon Morris, Jr., Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris

By: _____
Stanley Hulon Morris, Jr., Trustee

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned, a Notary Public for said county and state, the within named **Stanley Hulon Morris, Jr., as Trustee of the Irrevocable Trust of Stanley H. Morris and Sue H. Morris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2024.

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

STEVEN P DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $593,000.00, 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
9th day of May, 2024.

_____
Notary Public
My commission expires: 9/7/2026
File No. GNT-24-3302

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 9, 2024.

Affiant Signature

5/9/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

