Karen Johnson
Batch # 1141511
06/03/2024 10:43:35 AM
Fees: $13.00 Taxes: $2,016.50
Davidson County
DEEDWARR
2 pgs
20240603-0040919

ADDRESS NEW OWNER: Dennis Shillingburg
Belinda Shillingburg
7840 Highway 100
Nashville, TN 37221

SEND TAX BILL TO: Navy Federal Credit Union
820 Follin Lane SE
Vienna, VA 22180

MAP-PARCEL NOS. 156-00-0-016.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert L. Morris and Carolyn S. Morris, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dennis Shillingburg and Belinda Shillingburg, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the unrecorded plan of Harpeth Heights, Section II, with 1st Addition being a Resubdivision of part of the unrecorded plan of Harpeth Heights Subdivision of the C. H. Forehand Tract, and being more particularly described according to a survey by Hal R. Swann, Jr., Surveyor, dated April 9, 1960 and a survey by John B. Kohl, III, dated October 23, 1996, as follows:

BEGINNING at a point on the northwesterly margin of Highway No. 100, being the common corner of Lot Nos. 6 and 7 on said Plan, said point also being southwesterly 150 feet along the northwesterly margin of said Highway from the Southwest corner of the property conveyed to Harlow (Instrument No. 20200708-0073695, Register's Office for Davidson County, Tennessee; formerly Charles William Mills, Sr. and wife); thence with the line between said two (2) lots, northwesterly 234.4 feet to a point in the Tidwell property line (Instrument No. 20190618-0058525, RODCTN; formerly the E. U. Buchi property); thence with said Tidwell's line, southwesterly 160 feet to the northerly corner of Lot No. 8 on said Plan; thence with the line between said Lot Nos. 7 and 8, southeasterly 236.2 feet to the northwesterly margin of said Highway; thence with said Highway, northeasterly 160 feet to the point of BEGINNING.

Being the same property conveyed to ROBERT L. MORRIS AND CAROLYN S. MORRIS, HUSBAND AND WIFE, by Warranty Deed from TERRANCE B. PITT, TRUSTEE, U/A/D 5-22-1996, AND T.B. PITT, INDIVIDUALLY, AND WIFE, ANITA G. LEWIS-PITT, of record in Book 10247, page 802, dated October 31, 1996, Register's Office for Davidson County, Tennessee.

Old Republic is insuring the transaction and has provided the above legal description with revisions to the boundary owners. Grantor makes no warranties regarding the accuracy of the revised boundary owners and their vesting deeds described in said legal description.

This is property with a common address of 7840 Highway 100, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.(2) Restrictive Covenants of record in Book 3067, Page 155, Register's Office for Davidson County, Tennessee. Note: Said Restrictions expired April 19, 1980.(3) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 10752, page 980, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of May 2024.

Robert L. Morris

Carolyn S. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert L. Morris and Carolyn S. Morris, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 30th day of May 2024.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $545,000.00.

Affiant

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this 30th day of May 2024.

Hillary Torrence
Notary Public
My Commission Expires: 12/16/2024

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File No. 2405-066