Karen Johnson Davidson County
Batch# 1149472 DEEDWARR
06/20/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $9,435.00
20240620-0046439

7516

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,550,000.00.

Affiant

Subscribed and sworn to me on 06/20/24.

NOTARY PUBLIC

My Commission Expires:

SHANNON HILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2027

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Samuel Givertz and Marie D. Givertz 4022 Sneed Rd. Nashville, TN 37215	New Owner	116 16 0 108.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen E. Morrow and wife, Remy L. Morrow, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Samuel Givertz and Marie D. Givertz Revocable Living Trust also known as The Samuel Givertz and Marie D. Givertz Family Trust and as the Givertz Trust dated August 20, 2005 and amended and restated by the First Amendment dated September 4, 2009 and second amendment and restatement dated February 5, 2021, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the south 13 feet of Lot No. 29 on the North part of Lot No. 30 on the Map of Part 1, Wallace Subdivision as of record in Plat Book 1424, Page 16 (erroneously shown on previous deed as Plat Book 1424, Page 14), Registers Office for Davidson County, Tennessee, and designated as Lot "A" on the Plat of record in Book 2083, Page 4, as corrected in Book 2340, Page 555 (erroneously omitted from previous deed) to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Stephen E. Morrow and wife, Remy L. Morrow by Warranty Deed from Charles Rogan Allen, of record in Instrument No. 20050509-0051931, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4022 Sneed Rd., Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 06/20/24.

Stephen E. Morrow

Remy L. Morrow attorney-in-fact
By: Stephen E. Morrow, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/20/24, before me personally appeared Stephen E. Morrow, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/20/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen E. Morrow, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Remy L. Morrow and is authorized by Remy L. Morrow to execute this instrument on behalf of Remy L. Morrow.

Witness my hand and official seal on 06/20/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Anthony N. Greco, 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 the 20 day of June, 2024.

6-20-24

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 20 day of June, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027