Karen Johnson Davidson County
Batch# 1157285 DEEDWARR
07/12/2024 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20240712-0052347

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

File #24-TLC-1720-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth Braunbach	**Arvest Bank**	
(NAME)	(NAME)	
1720 Beechwood Avenue	202 S. Goad Springs Rd.	**104 16 0 217.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Lowell, AR 72745	
(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,

DAVID WHITFIELD MORRISS, A MARRIED PERSON, AND BLAIRE BARNES MORRISS, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KENNETH JAMES BRAUNBACH JR., AN UNMARRIED MAN

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 the Westerly half of Lot Number 208 on the BELMONT LAND COMPANY'S PLAN of lots called Belmont Heights, as of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Westerly half of Lot Number 208 fronts on the Northerly side of Beechwood Avenue and runs back between parallel lines 194.2 feet, more or less, to an alley.

Being the same property conveyed to David Whitfield Morriss and wife, Blaire Barnes Morriss, by Warranty Deed from John Shelton and wife, Julia Shelton, of record in Instrument No. 20110620-0046920, in the Register's Office of Davidson County, Tennessee, dated June 17, 2011, and recorded on June 20, 2011.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of BELMONT LAND COMPANY'S PLAN, as recorded in Plat Book 421, Page(s) 34, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1720 Beechwood Avenue, Nashville, TN 37212**.

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 10th day of July, 2024.

David Whitfield Morriss

Blaire Barnes Morriss

STATE OF ~~TENNESSEE~~ Oregon VKP
COUNTY OF ~~DAVIDSON~~ VKP Deschutes

On this 10th day of July, 2024, before me personally appeared David Whitfield Morriss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2024.

Valerie Kim Pharr

Notary Signature
My commission expires: 10/16/2027
STATE OF ~~TENNESSEE~~ VKP Oregon
COUNTY OF ~~DAVIDSON~~ VKP Deschutes

OFFICIAL STAMP
VALERIE KIM PHARR
NOTARY PUBLIC - OREGON
COMMISSION NO. 1041684
MY COMMISSION EXPIRES OCTOBER 16, 2027

On this 10th day of July, 2024, before me personally appeared Blaire Barnes Morriss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2024.

Valerie Kim Pharr

Notary Signature
My commission expires: 10/16/2027

OFFICIAL STAMP
VALERIE KIM PHARR
NOTARY PUBLIC - OREGON
COMMISSION NO. 1041684
MY COMMISSION EXPIRES OCTOBER 16, 2027

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/10/24 (date of document).

Affiant Signature

07/11/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 11th day of July, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL