THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748298**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 25th day of July, 2024. Notary Public My Commission Exp

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1163307
07/29/2024 10:52:52 AM
Fees: $13.00 Taxes: $2,442.00

Davidson County
DEEDWARR
2 pgs

20240729-0056949

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bruce A. Brandes and John E. Brandes 309 Tillman Lane Nashville TN 37206	New Owner	Tax Parcel ID No. 083-07-1A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Morrison and Robin Morrison, husband and wife and Alonna Morrison, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bruce A. Brandes and John E. Brandes, joint tenants with right or survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Unit A on the plan of Tillman Washington Corner, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Tillman Washington Corner, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160629-0066419, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to TIMOTHY MORRISON AND ROBIN MORRISON AND ALONNA MORRISON, by deed from HOLLEY MORRIS, HEIR AT LAW OF RICHARD L. KING AND SKYLAR LASSETTER, HEIRS AT LAW OF AMI HEATHER KING, of record in Instrument No. 20211228-0170475, dated December 13, 2021, said Register's Office.

Tract 2:
Land in Davidson County, Tennessee, being Unit B on the plan of Tillman Washington Corner, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Tillman Washington Corner, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160629-0066419, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to TIMOTHY MORRISON, ROBIN MORRISON AND ALONNA MORRISON, by deed from HOLLEY MORRIS AND SKYLAR LASSETTER, of record in Instrument No. 20221123-0124103, dated November 17, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 083-07-1A-001.00 CO and 083-07-1A-002.00-CO.

Matters shown on the Plan of record in Book 421, page 56, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of Tillman Washington Corner, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160629-0066419, said Register's Office.

This is improved property located at 309 Tillman Lane Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2024.

Timothy Morrison

Robin Morrison

Alonna Morrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Morrison and Robin Morrison, and Alonna Morrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026