THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7489-WE	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 701,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2024. Notary Public MY COMMISSION EXPIRES: 03.11e.26 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Ray Morris and Shannon Leigh Morris	Same as NEW OWNERS	
5153 Ravens Glen		172-14-0B-215.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Caroll A. Marrero, Trustee of the Caroll A. Marrero Living Trust dated February 8, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Ray Morris and Shannon Leigh Morris, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Final Plat for Winfield Park, Phase 1, Section 2, Revision 2 of record in Plat at Instrument No. 20010313-0024087, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Marrero and Caroll Marrero, husband and wife by Warranty Deed from Kieran J, Cloonan, married of record in Instrument No. 20200908-0101996 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 08, 2020.

Being the same property conveyed to Caroll A. Marrero, Trustee of the Caroll A. Marrero Living Trust, established by the Revocable Trust Agreement of Caroll A. Marrero dated February 8, 2023 by Quitclaim Deed from Caroll A. Marrero of record in Instrument No. 20230214-0010615 Register's Office for Davidson County, Tennessee, dated February 08, 2023 and recorded on February 14, 2023.

Note: Scrivener's Affidavit of correction recorded on August 07, 2023 of record in Instrument No. 20230807-0061098 Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **5153 Ravens Glen, Nashville, TN 37211**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BM-24-5153

Karen Johnson Davidson County
Batch # 1168393 DEEDWARR
08/13/2024 10:27:27 AM 2 pgs
Fees: $13.00 Taxes: $2,593.70
20240813-0061058

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 8th day of August, 2024.

Caroll A. Marrero Living Trust dated February 8, 2023

By: Caroll A. Marrero
Caroll A. Marrero
Trustee

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Caroll A. Marrero** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Caroll A. Marrero Living Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Caroll A. Marrero** as such **Trustee.**

Witness my hand and official seal this the 8th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY