Prepared by:
Record and Return To:

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748460

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 2024.

Notary Public
My Commission Expires:

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

Karen Johnson
Batch # 1173192
08/22/2024 10:42:36 AM
Fees: $13.00 Taxes: $3,422.50

Davidson County
DEEDWARR
2 pgs

20240822-0064562

WARRANTY DEED

Address Ne / Owner:	Send Tax Bills To:	Tax Information:
Peter A. Deprey and Christina Reburn 2805 Westwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-14-0-133.00

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, **Robert E. Morrison and Barbara O. Morrison, as Co-Trustees of The Robert E. and Barbara O. Morrison Revocable Trust dated December 26, 2016** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Peter A. Deprey, unmarried, and Christina Reburn, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the northerly 140 feet of Lot No. 25, as shown on the map entitled Belair, of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 25 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to ROBERT E. MORRISON AND BARBARA O. MORRISON, HUSBAND AND WIFE, by deed from LEE T. NUTINI AND PAIGE A. NUTINI, HUSBAND AND WIFE, of record in Instrument No. 20181220-0123872, dated December 14, 2018, said Register's Office.

ROBERT E. MORRISON AND BARBARA O. MORRISON, HUSBAND AND WIFE conveyed their interest to ROBERT E. MORRISON AND BARBARA O. MORRISON, AS CO-TRUSTEES OF THE ROBERT E. AND BARBARA O. MORRISON REVOCABLE TRUST DATED DECEMBER 26, 2016 , by quitclaim deed of record in Instrument No. 20181220-0123872, dated November 15, 2019, 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. 104-14-0-133.00.

Matters shown on the Plan of record in Plat Book 332, page 6, said Register's Office.

This is improved property located at 2805 Westwood Avenue Nashville TN 37212

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 21st day of August, 2024.

The Robert E. and Barbara O. Morrison Revocable Trust dated December 26, 2016

By: Robert E. Morrison, Co-Trustee

By: Barbara O. Morrison, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Morrison and Barbara O. Morrison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Robert E. and Barbara O. Morrison Revocable Trust dated December 26, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of August, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____