Karen Johnson Davidson County
Batch# 1212931 DEEDWARR
12/05/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20241205-0094644

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of December, 2024. Notary Public My commission expires: 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Argenis Zarate Gutierrez	New Owner(s)	043-16-0-182.00
217 Warrior Road		
Nashville, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE E. MORRIS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARGENIS ZARATE GUTIERREZ**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 76 on the Plan of Arrowhead Estates, Section 2 of record in Plat Book 5050, Page 83, 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 Elsa S. Morris, individually by Warranty Deed from Thomas W. Howkins and wife, Anita F. Hawkins of record in Book 8129, page 160, Register's Office for Davidson County, Tennessee, dated May 31, 1990 and recorded on June 12, 1990.

Being the same property conveyed to Edward D. Morris and Elsa S. Morris, Trustees of the Morris Family Revocable Living Trust Agreement dated March 29, 1995 by Quitclaim Deed from Elsa S. Morris of record in Book 9632, page 834, Register's Office for Davidson County, Tennessee, dated March 29, 1995 and recorded on March 31, 1995.

Said Elsa S. Morris having since deceased.

Being the same property conveyed to Wayne E. Morris by Quitclaim Deed from Wayne E. Morris and Stephen S. Morris, Successor Co-Trustees to the Morris Family Revocable Living Trust Agreement dated March 29, 1995 of record in Instrument No. 20160113-0003411 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 13, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 217 Warrior Road, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of December, 2024.

Wayne E. Morris by Ruth A. Hillis, his Attorney-in-Fact

Wayne E. Morris by Ruth A. Hillis, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ruth A. Hillis, as attorney in fact for Wayne E. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of December, 2024.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Holly A. Mason, 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 December 3, 2024.

Affiant Signature

12/3/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of December, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026