RECORDING INFO	STATE OF TN) COUNTY OF Davidson)
Karen Johnson Davidson County Batch# 1217800 DEEDWARR 12/18/2024 02:33:30 PM 3 pgs Fees: $18.00 Taxes: $1,091.50 20241218-0098361	The actual consideration for this transfer or value of property transferred (whichever is greater) is $295,000.00. Affiant Sworn to and subscribed before me this 17th day of December, 2024. Notary Public My Commission Expires: 9-18-28
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	CHANCE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Zackary R. Morphis and Lisa M. Horton 6128 Lickton Pike Goodlettsville, TN 37072	New Owner(s)	017-00-0-168.00

THIS GENERAL WARRANTY DEED is made and effective as of the 16th day of December, 2024 (the "***Effective Date***"), by and between:

RICHARD MORPHIS AND NANCY MORPHIS, HUSBAND AND WIFE ("***Grantor***"); and

ZACKARY R. MORPHIS, AN UNMARRIED MAN, AND LISA M. HORTON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of ~~Sumner~~ Davidson, State of Tennessee (the "***Property***"):

A tract of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, and described according to a survey by RL. Montoya Land Surveying, dated December 2, 1987, as follows:

Beginning at an iron pin, set this survey, in the North right-of-way margin of Lickton Pike approximately 670 feet West of Freeman Hollow Road and marking the southeast corner of this tract; thence, with said right-of-way North 64 degrees 03 minutes 51 seconds West, 100.93 feet to an iron pin, set this survey thence, leaving said right-of-way margin, North 06 degrees 24 minutes 58 seconds East, 152.97 feet to an iron pin, set this survey, thence, North 70 degrees 40 minutes 10 seconds West, 85.09 feet to an iron pin, set this survey thence, North 06 degrees 52 minutes 46 seconds East, 104.45 feet to an ion pin, set this survey thence South 86 degrees 28 minutes 48 seconds East 183.12 feet to an iron pin, set this survey, thence, South 07 degrees 26 minutes 00 seconds West, 319.46 feet to the point of beginning, containing 0.90 acres more or less.

Being the same property conveyed to Richard Morphis and Nancy Morphis, Husband and Wife by Warranty Deed from Douglas Miles Martin, Patricia Lynn Moss, Deborah Dawn Williams, Lorie Ann Sexton, and Virgil Trent Sexton, Trustee of the John Hunter Sexton Living Trust under the Last Will and Testament of Patricia Lee Martin dated June 9, 2016 of record in Instrument No. 20190509-0043426, in the Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 09, 2019.

This is improved property commonly known as 6128 Lickton Pike, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Richard Morphis

Nancy Morphis

STATE OF Florida)
COUNTY OF Okaloosa)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, RICHARD MORPHIS and NANCY MORPHIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of December, 2024.

KAY H STORY
Notary Public - State of Florida
Commission # HH 417925
My Comm. Expires Sep 2, 2027
Bonded through National Notary Assn.

Notary Public

My Commission Expires: 09.02.2027

DL's provided

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 17, 2024 (date of document).

Affiant Signature

Date: December 18, 2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 18th day of December, 2024.

Notary Public

My Commission Expires: 9-18-28

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY