RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-27431-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1230334 DEEDWARR
01/27/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250127-0006078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of Jan, 2025

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Braine Morrow, Trustee 4309 Murfreesboro Road Franklin, TN, 37067	Same address as new owner	071-15-0-339.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TEN THOUSAND AND 00/100 Dollars ($510,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID PLACE, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEAN BRAINE MORROW, TRUSTEE OF JEAN BRAINE SURVIVOR'S TRUST DATED JUNE 21, 2014**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 72 on the Plan of The Benedict Land Co.'s Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Place from Heidi L. Burson by Warranty Deed dated April 1, 2016 and recorded April 5, 2016 in Instrument #20160405-0032486, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1215 North 2nd Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is uncncumbered except by lien of the current year property taxcs, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real cstate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Jessica Mary Place joins in this conveyance to convey any intercst she may have in the subject property as the spouse of David Place.

WITNESS MY/OUR HANDS, this 24th day of January, 2025

GRANTOR(S)

David Place

Jessica Mary Place

MB

STATE OF ~~TENNESSEE~~ New Hampshire
COUNTY OF Rockingham

Personally appeared before me, a Notary Public, David Place and Jessica Mary Place, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrumcnt for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of January 2025.

Marlene C Belmore
Notary Public

Marlene C Belmore
Printed Notary Name

My commission expires: 12-18-29

MARLENE C. BELMORE NOTARY PUBLIC MY COMMISSION EXPIRES 12-18-2029 NEW HAMPSHIRE

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 24, 25 (date of document).

Jennifer L. Pennell

Jan 27, 25

Date

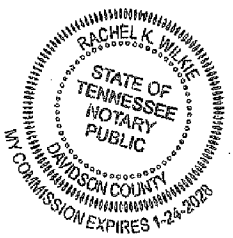
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 27, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal