Karen Johnson Davidson County
Batch# 1233041 DEEDWARR
02/03/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250203-0008068

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE __ day of February, 2025.

(Affix Seal) Notary Public

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2025-01-2457

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Joseph McGlothlin, Jr 153 Morton Mill Circle Nashville, TN 37221	NEW OWNER	Map/Parcel 141-12-0D-153-00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gordon Charles Morrow, a single man, and Melanie W. Adams as Attorney-in-Fact for Bernadette T. Adams, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John Joseph McGlothlin, Jr., a single man** hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 153 (and driveway serving said unit) on the Plan of Third Revision, Morton Mill Estates of record in Plat Book 7900, Page 561, 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 Gordon Charles Morrow, unmarried by Warranty deed from Gary Soule, as Executor under the Last Will and Testament of Joan Martin Dyck of record in Instrument No. 20130919-0098879 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 19, 2013.

Being the same property conveyed to Gordon Charles Morrow, a single man, and Bernadette T. Adams, a single woman by Quitclaim Deed from Gordon Charles Morrow, unmarried of record in Instrument No. 20191202-0123973 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on December 02, 2019.

This conveyance is subject to the following: Metropolitan Nashville taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 153 Morton Mill Circle, Nashville, TN 37221.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 29 day February, 2025.

Gordon Charles Morrow
Gordon Charles Morrow

Bernadette T. Adams by Melanie W. Adams Attorney-in-fact
Bernadette T. Adams by Melanie W. Adams, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of ~~February~~ January, 2025, before me personally appeared Gordon Charles Morrow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of January, 2025.

Notary Signature
My commission expires:

Kathleen Hale McClellan STATE OF TENNESSEE NOTARY PUBLIC Williamson County My Comm. Expires 11/14/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Melanie W. Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bernadette T. Adams, and who acknowledged that she executed the same as the free act and deed of Bernadette T. Adams.

Witness my hand, at office, this 29 day of January, 2025.

Notary Signature
My commission expires:

Kathleen Hale McClellan STATE OF TENNESSEE NOTARY PUBLIC Williamson County My Comm. Expires 11/14/2028

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-29-25.

Affiant Signature

1-29-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of January, 2025.

Notary Signature

My Commission Expires: 5-9-26

