Karen Johnson Davidson County
Batch# 1238077 DEEDWARR
02/18/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250218-0011783



STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF February, 2025.

NOTARY PUBLIC
My Commission expires

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25010021

Address of New Owner	Send Tax Bills To:	Tax Information:
CNR Investment Group, LLC 4811 Elkins Avenue Nashville, TN 37209	Same	091-15-0-327.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Milton H. Morrow, Jr., married, and Joan Sadler, married, and Wanda Sharpe, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **CNR Investment Group, LLC, a Missouri Limited Liability Company**, hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northwesterly part of Block No. 31 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said part of Block No. 31 fronts 50 feet on the southerly side of Elkins, formerly Second, Avenue and runs back between parallel lines and with the easterly margin of 49th Avenue North, formerly 8th Street, 180 feet to an alley.

Being the same property conveyed to Milton H. Morrow and wife, Verlie E. Morrow, by Warranty Deed from Mary Rolman, unmarried, dated 07/27/1967 and recorded on 07/28/1967 at Book 4156, Page 723, Register's Office for Davidson County, Tennessee. Milton H. Morrow, Sr., aka Milton H. Morrow, having since died on or about 05/05/2017, leaving Verlie E. Morrow as the surviving tenant by entirety. Verlie E. Morrow having since died intestate on or about 12/15/2017, property vested in her heirs at law: Milton H. Morrow, Jr., Joan Sadler and Wanda Sharpe (see Affidavit of Heirship of record in Instrument No. 20231121-0090427, RODCT).

This is property generally located:
4811 Elkins Avenue, Nashville, TN 37209

The above property was never used as marital residence of any of the Grantors.

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 57, Page 103, Register's Office for Davidson County, Tennessee.

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) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **Milton H. Morrow, Jr., Joan Sadler and Wanda Sharpe** have caused this instrument to be executed, this the 12 day of Feb, 2025.

Milton H Morrow Jr
Milton H. Morrow, Jr.

Mary Joan Sadler
Joan Sadler

Wanda Sharpe
Wanda Sharpe

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Milton H. Morrow, Jr., Joan Sadler and Wanda Sharpe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12 day of Feb, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **February 12, 2025**.

Date

Affiant Signature

February 12, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12th** day of **February**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)