Karen Johnson Davidson County
Batch# 1242049 DEEDWARR
02/28/2025 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250228-0014912

WARRANTY DEED

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2025.

Kimberly D Hicks
Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

B-JMR-24-322

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
K. Thomas Sidwell	**K. Thomas Sidwell**	
(NAME)	(NAME)	**092-13-0-289.00**
121 First Ave. S, Suite 200	**121 First Ave. S, Suite 200**	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CF MORRIS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **K. THOMAS SIDWELL,** hereinafter called the Grantee(s), his/her/its/their 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 Lot No. 15, Block 26, on the Plat of a Subdivision of the Plummer Place, of record in Book 161, page 39, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to C. F. Morris, a Single man by Warranty Deed from Charles Edward Flowers, a Single Man of record in Book 9721, page 618, Register's Office for Davidson County, Tennessee, dated June 30, 1995 and recorded on July 05, 1995.

This conveyance is subject to:
- Taxes for the year 2025, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **322 Chamberlin Street, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this the 27 DAY OF FEBRUARY, 2025.

CF Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CF MORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2025.

Notary Public
My Commission Expires: 03 Dec 26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 27 day of February, 2025.

K. Thomas Sidwell
Date: 2-27-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 27 day of February, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

