Prepared by
Record and Return To
Eastman and Rosenthal Title, Inc
[illegible] Blvd, Suite 130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MARCH, 2025

Notary Public

EXPIRES .

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026

Karen Johnson
Batch # 1243915
03/06/2025 10 51 42 AM
Fees $13 00 Taxes $2,589 63

Davidson County
DEEDWARR
2 pgs

20250306-0016901

This area for recording stan

(AFFIX SEAL)

MST 2025-0250

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
David T. Kirkland and Sherrie R. Hudson	New Owner	
(NAME)	(NAME)	
5053 Marc Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Larry E. Morrow, an unmarried man, and James E. Morrow,** unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David T. Kirkland and Sherrie R. Hudson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 56 on the Plan of Harvard Estates - Section II of record in Plat Book 4675, Page 61, 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 Larry E. Morrow and wife, Patricia A. Morrow by Warranty Deed from Medlin Building Industries, Inc of record in Book 4862, page 159, Register's Office for Davidson County, Tennessee, dated October 4, 1974 and recorded on October 8, 1974.

Being the same property conveyed to Larry E. Morrow and Wife, Nancy Lochridge-Morrow by Quitclaim Deed from Larry E, Morrow of record in Instrument No. 20041021-0126990 Register's Office for Davidson County, Tennessee, dated October 19, 2004 and recorded on October 21, 2004.

Patricia A. Morrow having since died on January 31, 2000, vesting property in Larry E. Morrow as surviving spouse.

Being the same property conveyed to Larry E. Morrow and James E. Morrow, as joint tenants by Quitclaim Deed from Larry E. Morrow and wife, Nancy Lochridge-Morrow of record in Instrument No. 20240610-0043213 Register's Office for Davidson County, Tennessee, dated June 6, 2024 and recorded on June 10, 2024.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 61, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4681, Page 75, in the Register's Office for Davidson County, Tennessee. Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7515, Page 362, in the Register's Office for Davidson County, Tennessee.

This property, known as 5053 Marc Dr., Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 3 DAY OF March, 2025

Larry E. Morrow

James E. Morrow

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Larry E Morrow and James E Morrow, 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.

Witness my hand and official seal at office, this 3 day of March, 2025

Notary Public

My commission expires: 10.10.28

(SEAL)

SHANNA SHARPLEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY