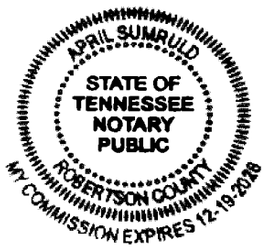
Karen Johnson Davidson County
Batch# 1252646 DEEDWARR
03/27/2025 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250327-0023086

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Carmen Bates Affiant Subscribed and sworn to before me, this the 21st day of March, 2025. April Sumruld Notary Public My commission expires: 12.19.2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Smith Building Group LLC	New Owner(s)	118-01-0-406.00
901 8th Avenue South		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE E. MORRIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SMITH BUILDING GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 11 on the Map of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Montrose Avenue at the corner of Lots Nos. 11 and 12; thence with the southerly margin of said Avenue, eastwardly 60.0 feet to the corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11, southwardly 139 feet 4 inches; thence westwardly 78.0 feet to the line between Lots Nos. 11 and 12; thence with the same, northwardly 148 feet 3 inches to the beginning.

Being the same property conveyed to Wayne E. Morris, unmarried by Warranty Deed from Kenneth Wallace, married of record in Book 11598, page 490, Register's Office for Davidson County, Tennessee, dated July 29, 1999 and recorded on August 02, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 813 Montrose Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2025.

Wayne E. Morris by Ruth Hillis, his attorney-in-fact

Wayne E. Morris by Ruth Hillis, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ruth Hillis, as attorney in fact for Wayne E. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2025.

Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 21. 2025.

Affiant Signature

27th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

