WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2025 Notary Public MY COMMISSION EXPIRES 3-20-28 (AFFIX SEAL)
File No. ML-25-9199	

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Zachary Tomsick	Ascend Federal Credit Union	
(NAME)	(NAME)	
1205 Davidson Street	520 Airpark Drive	094-05-0A-003 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Tullahoma, TN 37388	
(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, **Daniel James Morrison and Molly Bullard Morrison, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Tomsick, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 3, Homes At 12th and Davidson, a Horizontal Property Regime With Private Elements, as Established By Declaration of Covenants, Conditions and Restrictions, as Shown on Plat of Record In Instrument No. 20151117-0116728, and amended in Instrument No. 20170418-0037663, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel James Morrison and Molly Bullard, as joint tenants with rights of survivorship by Warranty Deed from D221, LLC, a Tennessee limited company of record in Instrument No. 20171107-0114485 Register's Office for Davidson County, Tennessee, dated November 02, 2017 and recorded on November 07, 2017.
Daniel James Morrison and Molly Bullard having since married on July 20, 2019, and Molly Bullard is now Molly Bullard Morrison.

This is property more commonly known as 1205 Davidson Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1262992
04/22/2025 09 51 50 AM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20250422-0030578

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 this 18th day of April, 2025.

Daniel James Morrison

Molly Bullard Morrison

STATE OF MASSACHUSETTS
COUNTY OF ESSEX

On this 18th day of April, 2025, before me personally appeared Daniel James Morrison and Molly Bullard Morrison, 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 18th day of April, 2025.

Notary Signature Michael J. O'Sullivan

My commission expires: 2/15/2030

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030