Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-965

Karen Johnson Davidson County
Batch# 1265832 DEEDWARR
04/30/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250430-0033143

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 ME THIS 8th day of April, 2025

Notary Public

Commission Expires: 4/22/2029

Crystal Johnson State of Tennessee Notary Public Sumner County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael A. Pelaiz and 1267 Martin Street #201 Nashville, TN 37203	New Owner " "	105-07-1B-206.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Jordan A. Morris and Adria K. Morris, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael A. Pelaiz, unmarried man

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 situated in Davidson County, Tennessee, being Unit 206, The Six10 Merritt Condominium, as shown on Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20150924-0097122, and amended in instrument No. 20160831-0091430, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jordan A. Morris and Adria K. Morris, husband and wife by Warranty Deed from Bette Anne Parolini, Married, and Glenn Allen, a Married Person of record in Instrument No. 20210302-0026550 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 02, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1267 Martin Street #201, Nashville, TN 37203

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 so 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.

Dated this the 1st day of April, 2025.

Jordan A. Morris

Adria K. Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2025, before me personally appeared Jordan A. Morris and Adria K. Morris, 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 1st day of April, 2025.

Notary Signature
My commission expires: 2/17/27

CASSIE LOWORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Crystal Johnson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/1/2025 (date of document).

Affiant Signature

4/29/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 29 day of April, 2029.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County