Karen Johnson
Batch # 1277281
05/23/2025 02 25 56 PM
Fees $13 00 Taxes $7,215 00
Davidson County
DEEDWARR
2 pgs
20250523-0040947

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550834** ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp January 22 2029 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $1,950,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2025. Notary Public My Commission Expires 1-22-29

WARRANTY DEED

Address New Owner: Wesley Morrison and Angela Morrison 2403 Oakland Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 16 0 201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert C. Hannon and Ivey L. Hannon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wesley Morrison and Angela Morrison, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being land in the 24th ward of the city of Nashville, Davidson County, Tennessee, being the South half of Lot No. 166 on the map of BELMONT LAND COMPANY'S PLAN of lots of record in Plat Book 421, Page 34, register's office for Davidson County, Tennessee.

Said part of Lot No. 166 fronts 44.15 feet on the West side of Oakland Street and runs back between parallel line 175.0 feet to an alley.

Being the same property conveyed to Robert C. Hannon and wife, Ivey L. Hannon, by Warranty Deed from Ivan Robbins and wife, Cherie Robbins and George Degerberg, married, of record in Instrument No. 20051212-0149252, in the Register's Office of Davidson County, Tennessee, dated December 01, 2005 and recorded on December 12, 2005.

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 record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN, as recorded in Plat Book 421, Page(s) 34.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2403 Oakland Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2025.

Robert C. Hannon

Ivey L. Hannon by
Ivey L. Hannon
By: Robert C. Hannon, Attorney in Fact

Robert C. Hannon attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Hannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ivey L. Hannon and that he is authorized by Ivey L. Hannon to execute this instrument on her behalf.

WITNESS my hand, at office, this 22nd day of May, 2025.

Notary Public

