WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285607 DEEDWARR
06/18/2025 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20250618-0047968

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$375,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 10TH DAY OF JUNE, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/23/2028

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 190525

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Oliver Morris and Debbie Morris 5124 Walnut Park Dr. Brentwood, TN 37027	New Owners	062 02 0A 214.00.

For and in consideration of the sum of Three Hundred Seventy-Five Thousand And 0/100 ($375,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ROBERTO ROMERO-TELLEZ, UNMARRIED

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

OLIVER MORRIS AND DEBBIE MORRIS, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 337 of the subdivision of River Trace Estates, Phase I, Section 3, as shown by plat of record in Plat Book 6900, Page 615, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Roberto Romero-Tellez by Quitclaim Deed from Roberto T. Romero-Tellez and Benilde Romero-Tellez, dated March 15, 2006, and recorded on March 22, 2006, as Instrument No. 200603220032684, in the Register's Office of Davidson County, Tennessee; BEING further

conveyed to Roberto T. Romero-Tellez and Benilde Romero-Tellez, both unmarried, by Warranty Deed from Ahmed Y. Mohammed and wife, Ikram A. Abdurahman, dated September 2, 2003 and recorded September 10, 2003 in Instrument No. 20030910-0132102, and re-recorded on September 10, 2003 in Instrument No. 20030910-0132102, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 2778 Riverbend Drive, Nashville, TN 37214.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ROBERTO ROMERO-TELLEZ, UNMARRIED to OLIVER MORRIS AND DEBBIE MORRIS, Husband and Wife FOR THE TRANSFER OF PROPERTY LOCATED AT 2778 RIVERBEND DRIVE, NASHVILLE, TN 37214.]

Witness our/my hand on the 12 day of June, 2025.

Roberto Romero-Tellez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Roberto Romero-Tellez, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of June 2025.

Notary Public
My Commission expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kim Hollingshead, 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 6/12/2025.

Kim Hollingshead, Esq

6/12/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 6/12/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON