Name and Address of New Owner:
Lisa Morris and Alex Morris
143 Two Mile Pike
Goodlettsville, TN 37072

Send Tax Bills To:
Lisa Morris and Alex Morris

Karen Johnson Davidson County
Batch# 1296770 DEEDWARR
07/11/2025 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20250711-0054642

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 026-01-0-153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Austin K. Linville and Brianna S. Linville, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lisa Morris and Alex Morris, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7, Block G, Roscoe Place, according to survey and plat of same appearing of record in Plat Book 843, Page 72, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Austin K. Linville, an unmarried man, by Warranty Deed dated November 25, 2020 from Eric M. Meador and Ellen K. Meador, husband and wife, recorded December 4, 2020 in Instrument No. 20201204-0141440 in the Register's Office.

Brianna Linville, spouse of Austin K. Linville, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2025.

_____(SEAL)
Austin K. Linville

_____(SEAL)
Brianna S. Linville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2025, before me personally appeared Austin K. Linville and wife, Brianna S. Linville, 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 2nd day of July, 2025.

_____
Notary Signature
My commission expires: 5/23/28



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shelli Temple
(Affiant)

Sworn to and subscribed before me this
2 day of July, 2025.

Notary Public
My commission expires: _____
File No. 2025-8014-TH

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY

CERTIFICATION

I, Sondra Mowrey (owner/preparer of document), 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 7/2/25 (date).

Affiant Signature

7-2-25
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 2 day of July 2025.

Notary Signature

My Commission Expires: 7/5/28

JULIE GANG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY