This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24480-DJ

Karen Johnson Davidson County
Batch# 1302071 DEEDWARR
07/25/2025 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20250725-0058911

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $745,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2025.

Notary Public
My Commission Expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| James Morris, III<br>1405 Clay Street<br>Nashville, TN 37208 | James Morris, III<br>1405 Clay Street<br>Nashville, TN 37208 | 81-7-286.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Elizabeth Ann Cox, married, fka Elizabeth Arseneau, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Morris, III, married,** hereinafter called the Grantee(s), his 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 the west 47 feet of Lot No. 46 and the west 47 feet of the north 5 feet of Lot No. 44, on the Plan of W.S. Settle's Subdivision of Lot No. 7, Woodard Plan, of record in Book 57, page 132, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front 47 feet on the south side of Clay Street and runs back between parallel lines along the east margin of an alley, 92 feet to a dead line.

Being the same property conveyed to Elizabeth Arseneau, an unmarried woman by Warranty Deed from Equity Trust Company custodian FBO Bethany Burkhardt IRA, a 50% undivided interest and FBGM, LLC, a Tennessee limited liability company, a 50% undivided interest, dated February 5, 2019, recorded February 12, 2019, of record in Instrument No. 20190212-0013192, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is ☒ improved or ☐ unimproved property located at: **1405 Clay Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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

**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. Whenever used, the singular number 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 21st day of July, 2025.

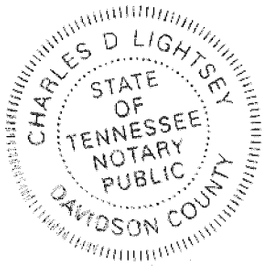
GRANTOR:

Elizabeth Ann Cox, fka Elizabeth Arseneau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Ann Cox, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2025.




Notary Public
My Commission expires: 3/5/26



202507250058911

Certificate of Authenticity

I, Drusilla Bryant, 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 7.25.25.

Drusilla Bryant
Affiant Signature

7.25.25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of July, 25.

Notary's Signature

My Commission Expires: 9/27/26

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER