Karen Johnson
Batch # 1337403
10/23/2025 10 11 58 AM
Fees $13 00 Taxes $2,997 00
Davidson County
DEEDWARR
2 pgs
20251023-0084441

Prepared by

PREPARED BY (AND RETURN TO)
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No.: 64219
Dav. Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alexander M. Powell 2502 West Linden Avenue Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 10415012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$810,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leann Minor Morrison**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander M. Powell, a married person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the west 55 feet of Lot No 2 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee

Said part of said Lot fronts 55 feet on the north side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 161 feet, more or less, to a dead line

Being the same property conveyed to J.B Cleo Minor and Evylee Minor, Trustees, or their successors in trust, under the revocable Minor Living Trust, dated August 4, 1998, by Warranty Deed from Evylee Minor, dated August 4, 1998 and recorded on August 30, 1998, of record in Book 11078, page 92, Register's Office for Davidson County, Tennessee. The said J.B Cleo Minor and Evylee Minor have since died, with J B. Cleo Minor predeceasing Evylee Minor In accordance with the provisions of the Last Will and Testament of record in Will Book 46, page 173, in the Probate Court for Wilson County, Tennessee, in connection with the distribution of the Estate of Evylee Staples Minor and the Minor Living Trust dated August 4, 1998, Leann Minor Morrison, individually, as Executrix of the Estate of Evylee Staples Minor, and as Trustee of the Minor Living Trust dated August 4, 1998; and Jesse Biffle Cleo Minor, Jr., individually and as Trustee of the Minor Living Trust dated August 4, 1998, conveyed subject property to Leann Minor Morrison, by Quitclaim Deed dated February 4, 2021, recorded March 8, 2021, of record in Inst. No. 20210308-0029825, said Register's Office.

Subject property was never the marital residence of Leann Minor Morrison

Description Reference: The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to· Taxes for 2025 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 132, said Register's Office.

This is improved property, known as 2502 W Linden Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of October, 2025.

Leann Minor Morrison

State of Tennessee

County of Davidson

On this 22nd day of October, 2025, before me the undersigned authority, personally appeared Leann Minor Morrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

MARGARET H TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $810,000.00

Affiant

Sworn and subscribed before me this 22nd day of October, 2025.

Notary

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027