Karen Johnson
Batch # 1362949
12/30/2025 12:00:06 PM
Fees: $13.00 Taxes: $709.85

Davidson County
DEEDWARR
2 pgs

20251230-0103597

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is 191,850.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 29th day of December, 2025.<br><br>Notary Public<br>My commission expires: 11/19/28<br>(AFFIX SEAL) |
|---|---|

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows:<br>Nancy G. Morris | Send Tax Bills To:<br><br>**"New Owner"** | Map-Parcel Numbers<br><br>117-03-0A-084-00 |
|---|---|---|
| 905 Paddock Park Drive | | |
| Nashville, TN 37220 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel E. Morris, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy G. Morris, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

AN UNDIVIDED ONE HALF INTEREST IN THE FOLLOWING PROPERTY:

Land in Davidson County, being Unit No. 84 as shown on the plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat, to which reference is hereby made for a more complete legal description thereto.

Being the same property conveyed to Daniel E. Morris, unmarried and Nancy G. Morris, unmarried by Warranty Deed dated October 17, 2016, from Katherine Ansley Goodheart, unmarried and Gregory Thomas Goodheart and wife, Denise Lee Goodheart, as joint tenants with survivorship, of record in Instrument No. 20161019-0110489, said Register's Office.

**THE conveyance of the above described parcel of land is subject to the following:**

**Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 117-03-0A-084-00.**

**The Plan of record in Plat Book 5050, page 80, Certificate of Correction of record in Book 5171, page 153, said Register's Office, shows an Owners Certificate, and is subject to all matters as set forth therein.**

**Master Deed and By-Laws of record in Book 5168, page 944, as amended in Book 5589, page 367, Book 5659, page 641, Re-recorded in Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, said Register's Office.**

**Charter of Versailles Homeowner's Association, Inc., of recorrd in Book 5179, page 858, said Register's Office.**

**Grant of Easement of record in Instrument No. 20171127-0120858, said Register's Office.**

**Subejct to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.**

This is improved ( X ) Unimproved (____) property, known as 3000 Hillsboro Pike, Unit 84, Nashville, TN 37215.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and 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.

Witness my/our hand(s) this 29th day of December, 2025.

Daniel E. Morris

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Daniel E. Morris the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2025.

**Notary Public**

**My Commission Expires:** 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY