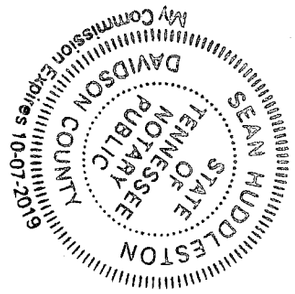
19NTC0505

WARRANTY DEED



Karen Johnson Davidson County
Batch# 264274 DEEDWARR
07/31/2019 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $497.00
20190731-0075141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,323.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-7-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Dr., Nashville, TN 37217

File No.: 19-0500

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zaia Melanie Thombre, a single woman	Zaia Thombre	Map: 16301006000
(NAME) 4013 Moss Rd.	(NAME) 210 Juarez Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-FOUR THOUSAND THREE HUNDRED TWENTY-THREE AND NO/100 DOLLARS ($134,323.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DETRISE MORTHEL, SOLE HEIR OF THE ESTATE OF SHIRLEY J. MORTHEL,

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

ZAIA MELANIE THOMBRE, A SINGLE 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:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Antioch Woods, Section One, of record in Book 9700, Page 639, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Shirley J. Morthel, by deed from Deluxe Homes, LLC, of record in Book 11095, Page 904, dated August 31, 1998, Register's Office for said County. The said Shirley J. Morthel died intestate on May 25, 2019, leaving as Sole Heirs the Grantors herein. See also Affidavits of Heirship of record in Instrument 201907310075139, and Instrument 201907310075140, said Register's Office. See also Probate No. 19P1194, of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 639, said Register's Office.

Sanitary Easement of record in Book 9542, Page 979 and Book 9542, Page 985, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 10901, Page 258, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4013 Moss Rd., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 29th day of July, 2019.

Detrise Morthel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Detrise Morthel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the sole heirof the Estate of Shirley J. Morthel the within named bargainer, and that he/she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: