This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20-7303

Karen Johnson Davidson County
Batch# 413438 DEEDWARR
06/11/2020 10:36:30 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20200611-0059749

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Denver

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Rachel Morgan
Affiant

MAX DUNEVITZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194039262
MY COMMISSION EXPIRES 10/14/2023

Subscribed and sworn to before me, this the 29th day of May, 2020.

Notary Public
My Commission Expires: 10/14/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Harris 481 Kingsway Drive Old Hickory, TN 37138	CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	097 02 0A 403.00

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 considerations, the receipt of which is hereby acknowledged, I/we, **Rachel Morgan, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Harris, a married woman**, hereinafter called the Grantee(s), his/her/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. 403 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachel Morgan, a single woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20150204-0010654, in the Register's Office of Davidson County, Tennessee, dated January 30, 2015 and recorded on February 4, 2015.

This is ☒ improved or ☐ unimproved property located at: **2023 Hickory Brook Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 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 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 28th day of May, 2020.

GRANTOR:

Rachel Morgan

STATE OF Colorado
COUNTY OF Denver

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachel Morgan, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2020.

Notary Public
My Commission expires: 10/14/2023

MAX DUNEVITZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194039262
MY COMMISSION EXPIRES 10/14/2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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 according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202006110059749