Karen Johnson Davidson County
Batch# 435832 DEEDWARR
07/13/2020 09:56:49 AM 2 pgs
Fees: $13.00 Taxes: $197.95

20200713-0076058

WARRANTY DEED

2020-1806

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of June, 2020.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sebastine Eraga 2703B Morena Street, Nashville, TN 37208	NEW OWNER	087.09-0-024.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Derrick Morgan, Trustee of the L & K Family Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sebastine Eraga**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 221 on the Plan of Section 9, Valley Grove of record in Plat Book 5200, Page 605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to L and K Family Trust from MKN Properties, LLC by Warranty Deed dated September 17, 2018 and recorded September 18, 2018 in Instrument #20180918-0092351, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property know as 1105 Forest Ridge Way, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 19th day of June, 2020

Derrick Morgan, First Trustee of the L & K Family Trust

Charity Morgan, First Trustee of the L & K Family Trust

Derrick Morgan Individually

Charity Morgan, Individually

State of Tennessee
County of Williamson

Before me, the undersigned authority of the state and county mentioned, personally appeared Derrick Morgan, First Trustee of the L & K Family Trust and Charity Morgan, First Trustee of the L & K Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustees (or other officer authorized to execute the instrument) of the L and K Family Trust, the within named bargainor, and that such Trustees or officer as such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of L and K Family Trust, as Trustees.

Witness my hand and seal this 19th day of June, 2020.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Williamson

Before me, the undersigned authority of the state and county mentioned, the within named Derrick Morgan and Charity Morgan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of June, 2020.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County