Karen Johnson Davidson County
Batch# 442343 DEEDWARR
07/22/2020 12:47:13 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20200722-0080514

WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1796 Title, LLC, 600A Frazier Drive, Suite 123, Franklin, TN 37067

File No.: 20060085-PS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Niko Kapedanas and Alverta Kapedanas	LoanDepot.com	
(NAME)	(NAME)	
5369 Highland Place Way	26642 Town Centre Dr	085 04 0A 354.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37074	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD MORROW JR. AND AMANDA KAY MORROW, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NIKO KAPEDANAS AND ALVERTA KAPEDANAS, 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. 354 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3C, Planned Unit Development, of record in Instrument No. 20160803-0080220, 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 Richard Morrow Jr. and Amanda Kay Morrow, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, dated 27th day of June, 2017 and reocrded June 30, 2017, in Instrument Number 20170630-0066229, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5369 Highland Place Way, Hermitage, TN 37076
(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 20th day of July, 2020

Richard Morrow, Jr.

Amanda Kay Morrow

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of July, 2020, before me personally appeared Richard Morris, Jr. and Amanda Kay Morrow, husband and wife, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 20th day of July, 2020.

Commission Expires: 1.23.23

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY