WARRANTY DEED

Karen Johnson Davidson County
Batch# 458426 DEEDWARR
08/17/2020 01:01:58 PM 2 pgs
Fees: $13.00 Taxes: $1,556.78

20200817-0092090

File No. TE0007042

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,750.00.

MELQUISEDEC ASCENCIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2020.

My Commission Expires Mar. 7, 2023

Notary Public

MY COMMISSION EXPIRES: March 7, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Endelman and Seth Endelman, Victor J Evans and Crystal Churchwell Evans	New Owner	
(NAME)	(NAME)	
106 Morningview Court		042-07-0-049.00
(ADDRESS)	(ADDRESS)	
Madison, TN, 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Holly S Miller, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Endelman, unmarried and Seth Endelman, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 32 on the Plan of Section Two, Morning View Subdivision of record in Plat Book 2133, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Northerly margin of the terminus of Morning View Court, at the common corner of Lots 31 and 32; thence with the line between said lots, Northwesterly 234 feet to a point; thence Northeasterly 60 feet to a corner of Lot 37; thence with the line between Lots 32 and 37 Eastwardly 203.37 feet to a corner of Lot 36; thence with the line between Lot 32 and Lots 36 and 35, Southeastwardly 249.94 feet to the corner of Lot 33; thence with the line between Lots 32 and 33, Southwestwardly 139.9 feet to the margin of Morning View Court; thence with the margin of the same, Northwestwardly along a curve, 64.93 feet to the beginning.

Being the same property conveyed to Holly S. Miller, a single woman by Warranty deed from Brian D. Martin and Madison L. Martin of record in Instrument No. 20140602-0047252 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 02, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 106 Morningview Court, Madison, TN 37115

(House Number) (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 my hand this 23rd day of July, 2020.

Holly S Miller

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Holly S Miller, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of July, 2020.

Notary Public

My commission expires: 11-6-23

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206