Karen Johnson Davidson County
Batch# 495900 DEEDWARR
10/15/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20201015-0119678

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9771-51A

ADDRESS NEW OWNER:
Vishwanath K. Harithsa
892 Bloomdale Trace
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Acopia, LLC
306 Northcreek Boulevard, Suite 10
Goodlettsville, TN 37072

Parcel ID:
086-12-0C-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlie Justine Morrison and Jamey Morrison, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Vishwanath K. Harithsa and Reshma Harithsa, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 51, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Carlie Hunley, unmarried by Deed dated November 21, 2019 from Wright Farms, LLC, a Tennessee limited liability company, recorded November 26, 2019, in Instrument Number 20191126-0122102, Register's Office for Davidson County, Tennessee. Carlie Hunley and Carlie Justine Morrison are one and the same person.

This is improved property known as 892 Bloomdale Trace, Hermitage, TN 37076. Possession is to be given on October 13, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 12 day of October, 2020.

Carlie Justine Morrison

Jamey Morrison

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carlie Justine Morrison and Jamey Morrison, wife and husband,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of October, ~~2020~~.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/16/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$345,000.00**.

AFFIANT

Subscribed and sworn to before me on this 14th day of October, 2020.

NOTARY PUBLIC

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/9/2021

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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 according to law.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

