G#33952-2

BOX #14

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $425,000.00.

Tsehaye Y. Teshome
Affiant

Karen Johnson Davidson County
Batch# 523394 **DEEDWARR**
12/02/2020 12:13:55 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20201202-0139954

Subscribed and sworn before me this the 30th day of November, 2020.

Notary Public
My commission expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tsehaye Teshome	U.S.Bank National Association	173-10-0A-036.00 CO
3041 Barnes Bend Drive	P.O. Box 20005	
Antioch, TN 37012	Owensboro, KY 42304-0005	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KRISTIAN MORGAN, A SINGLE PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TSEHAYE Y. TESHOME, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Final Plat of Phase One, Barnes Bend Estates, of record in Instrument Number 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a complete description thereof.

Being the same property conveyed to Kristian Morgan, a single person, from Robert M. Still, Jr. and Ivalene J. Still, husband and wife, by Warranty Deed dated March 16, 2015 of record in Instrument No. 20150317-0022829, Register's Office for Davidson County, Tennessee.

This is improve property known as 3041 Barnes Bend Dr, Antioch, TN 37013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3041 Barnes Bend Drive, Antioch, TN 37012.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of November, 2020.

Kristian Morgan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristian Morgan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2020.

My commission expires:

1/17/21

Notary Public

