When recorded, return to:
Summit Title Company
1800 South Rutherford Boulevard, 203
Murfreesboro, TN 37130
File Number: M20-1361

This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 542964 DEEDWARR
12/29/2020 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20201229-0153808

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Josh Richards
Affiant

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 17th day of December, 2020.

Notary Public
My Commission Expires: 09/22/2022

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Anekchai Kaewichao<br>161 Tusculum Road<br>Nashville, TN 37013 | Anekchai Kaewichao<br>161 Tusculum Road<br>Nashville, TN 37013 | 162 06 0 112.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), 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,

**Morris and Bell Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**Anekchai Kaewichao**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 16 on the Plan of Old Tusculum Road Heights, as of record in Plat Book 4300, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Morris and Bell Properties, LLC, by QuitClaim Deed from Autumn Morris and Charles R. Bell, of record in Instrument No. 20070717-0085161, in the Register's Office of Davidson County, Tennessee, dated July 06, 2007 and recorded on July 17, 2007. Also see Affidavit Regarding Scrivener's Error of recorded in Instrument No. 20120717-0062921, Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to Autumn Morris and Charles R. Bell, by Warranty Deed from Brigman Hill Acquisitions, Inc., of record in Instrument No. 20070717-0085158, in the Register's Office of Davidson County, Tennessee, dated July 06, 2007 and recorded on July 17, 2007.**

This is improved property located at: **161 Tusculum Road, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 17th day of December, 2020.

GRANTOR:

Morris and Bell Properties, LLC

By: Bradford F. Bell 12-17-2020
Bradford F. Bell, Chief Manager

By: _____
Darek B. Bell, Secretary

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Morris and Bell Properties, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jim Myers
Notary Public
My Commission expires: 11-6-2024

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

